

REQUEST FOR QUOTATION

REFERENCE NO.: **MR26-06-069**

We are inviting all interested contractors/suppliers to submit their best quotation for the **PROCUREMENT FOR THE SERVICES OF THE TWO (2) 3RD PARTY APPRAISERS TO INSPECT AND VALUE SIXTEEN (16) PROPERTIES OF NDC IN VARIOUS LOCATIONS:**

A. LUZON

No.	Location	TCT No.	Area (In sq.m.)
1	A. Linao St., Malate, Manila	121219 & 121220	1,318
2	Chino Roces (Pasong Tamo Ext.), Makati City	29418 to 420	1,526
3	North Avenue, Quezon City	218982	1,013
4	EDSA/Boni (Bo. Barranca) Mandaluyong City	491754	1,895
5	Shaw Blvd./Hilcrest, Pasig City	491750 to 751	824
6	Joyous Heights Village, San Jose, Antipolo City	R-48943	250
7	Malhacan, Meycuayan, Bulacan	T-79228 (M)	5,231
8	San Juan, San Fernando, Pampanga	130664 to 666	1,526
9	Brgy. Calaanan, Bongabon, Nueva Ecija	NT	
10	Bonot, Legazpi City	085-2024001244 & 245	400

B. VISAYAS

No.	Location	TCT No.	Area (In sq.m.)
11	Lacson & Rizal Sts, Bacolod City	T-96236 & 237	1,583 + 135 (MLA)
12	Sambag District, Cebu City	29421	1,256
13	San Juan St., Poblacion, Bacolod City	T-962230 to 235	13,197
14	Poblacion, Lapu-lapu City	T-10479 & 480	50,276

C. MINDANAO

No.	Location	TCT No.	Area (In sq.m.)
15	Campo Islam, Zamboanga City	T-60896 & T-60897	6,594
16	Talakag, Bukidnon	T-19446	450

SCOPE OF SERVICES:

1. **Appraisal Services.** The appraisal services shall cover only the land and establish the Market Value, Market Rent, Sale Value, and Prompt Sale Value of the property using the appropriate and accepted valuation methodologies.

2. **Properties Occupied by Illegal/Informal Settlers.** For properties occupied by illegal or informal settlers, the appraisal shall consider such occupancy and shall provide the following valuations:
 - a. Determine the Market Value, Market Rent, Sale Value, and Prompt Sale Value of the property on the assumption that it is vacant and free from any occupancy; and
 - b. Determine the Market Value, Market Rent, Sale Value, and Prompt Sale Value of the property in its current occupied condition, taking into account and deducting the estimated costs associated with the relocation of the illegal or informal settlers from the values established under paragraph (a).
3. **Property Location and Identification.** Based on the Technical Description appearing on the certificate of title and other relevant documents, the Appraiser shall conduct all necessary inspections and verifications and shall record, at a minimum, the following:
 - Property location and identification;
 - Significant landmarks and the property's distance from major roads and thoroughfares; and
 - Existing tenants, occupants, and other persons in possession of the property.
4. **Land Data.** The Appraiser shall locate, inspect, and plot the subject property to determine and document its boundaries, use and occupancy, illegal encroachments or structures, rights-of-way or the absence thereof, access limitations or obstructions affecting ingress and egress, easements, and the physical characteristics and condition of the land.
5. **Neighborhood Data.** The Appraiser shall conduct verification with the appropriate Planning and Development Office and other relevant government agencies to determine existing, ongoing, and planned developments within the barangay and surrounding areas where the subject property is located.

The appraisal report shall include, among others, the following information:

- The specific land-use classification of the property under the applicable Comprehensive Land Use Plan (CLUP) of the Local Government Unit (LGU);
 - Existing and planned land developments within the vicinity;
 - Availability of public utilities and services, including water, electricity, gas, telecommunications, sanitation, and public transportation;
 - Nature, condition, and accessibility of public roads and thoroughfares;
 - Existing nuisances, easements, restrictions, or other conditions affecting the property, if any; and
 - Availability, accessibility, and proximity of commercial centers, recreational facilities, hospitals, churches, schools, public markets, and other community amenities.
6. **Risk Identification and Assessment.** The Appraiser shall identify and assess risks affecting the property, including physical, environmental, legal, social, and market-related risks, as well as conditions that may adversely affect the property's value, marketability, insurability, or development potential, and which may necessitate additional security measures or result in higher insurance premiums.
 7. **Highest and Best Use (HABU).** The Appraiser shall analyze the prevailing land uses within the neighborhood, applicable land-use plans, zoning regulations, market conditions, and the physical characteristics of the subject property to determine its HABU.

8. **Valuation.** The Appraiser shall gather, verify, and analyze relevant market data, including recent sales transactions of comparable properties within the vicinity of the subject property, and shall conduct interviews with persons knowledgeable about prevailing real estate values and the circumstances surrounding such transactions.

The Appraiser shall likewise gather and analyze data on comparable property listings, asking prices, and the applicable Bureau of Internal Revenue (BIR) zonal valuation of the subject property.

In addition, the Appraiser shall gather and analyze prevailing rental rates for properties of similar classification or highest and best use within the vicinity and shall provide an opinion of the Market Rental Value of the subject property, including recommendations on appropriate lease terms and conditions based on prevailing market practices.

DURATION OF WORK AND REPORTING REQUIREMENTS:

The appraisal works shall be completed within twenty (20) working days from the receipt of the Notice to Proceed.

A draft narrative report shall be submitted and presented to the Asset Management Group (AMG) for review before its finalization.

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 of the annexes to the report:

- Compound layout, lot plan, vicinity map, and location plan to show the relative location of land and improvements, if any
- Photographs of the property
- BIR-certified Zonal Value of the property
- Map showing/specifying the particular classification of the property per the Comprehensive Land Use Plan of the LGU where the property is located.

3RD PARTY APPRAISER

The 3rd party appraiser must be duly accredited by the Bangko Sentral ng Pilipinas (BSP) and qualified to conduct the appraisal.

COST AND MANNER OF PAYMENT:

The total cost for the appraisal of the above-mentioned properties shall not exceed P420,000.00 per appraisal company (inclusive of VAT and out-of-pocket expenses). It shall be payable upon completion of the work.

Approved Budget	:	₱840,000.00/₱420,000.00 per appraisal company inclusive of VAT and out-of-pocket expenses
Submission of Quotation and	:	June 25, 2026
Mode of Procurement	:	Small Value Procurement

Eligibility Requirements :

1. 2025 Income Tax Return or Latest Business Tax Return (certified true copy)
2. Valid or Current Mayor's Permit (certified true copy)
3. PhilGEPS Registration Certificate (certified true copy) or PhilGEPS Registration Number
4. Omnibus Sworn Statement (Notarized and in accordance with GPPB NGPA Standard Forms downloadable at the GPPB Website)

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

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: 8840-4862
Attention: BAC Secretariat

Reference Number: MR26-06-069

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

1. Terms of Payment – As stated on Terms of Reference
2. Delivery Period – As stated on Terms of Reference

(signed)

AGM LEOPOLDO JOHN F. ACOT

Chairperson, Bids and Awards Committee