

REQUEST FOR QUOTATION

REFERENCE NO.: **MR26-07-095**

We are inviting all interested contractors/suppliers to submit their best quotation for the **PROCUREMENT FOR THE SERVICES OF TWO (2) 3RD PARTY APPRAISERS TO CONDUCT AN APPRAISAL OF THE NDC PROPERTIES SITUATED IN VARIOUS LOCATIONS.**

No.	Location	TCT/ TD/ Survey Plan No.	Area (in sq.m.)
1	Diosdado Macapagal and Seaside Boulevards, Barangay 76 Zone 10, Central Business Park Pasay City, Metro Manila	003-2015000152	12,687.00
2	J. Panganiban Street Barangay 628 Zone 63 Sta. Mesa, Manila	212183	5,011.11
3	Fortview Subdivision, Barangay Alas-asin, Mariveles, Bataan	Various	Details attached as Annex "A"
4	Isabel, Leyte		
	a. Barangay Bantigue, Isabel, Leyte	17-0006-00400-R13 (Lot No. 4800)	141,618.00
	b. LIDE, Isabel, Leyte		
	Lands	Psd-08027982-D & Psd-08-028080, LIDE Industrial Area (TCT TP-10260)	1,665,733.00
		Psd-08-001378-D, LIDE Housing Area (TCT TP-10260)	701,955.00
	NDC Tank Farm Facility, Machinery and Improvements	TP-10260	Details attached as Annex "B"

NO. OF VALUATORS REQUIRED: Two (2) Valuators

SCOPE OF WORK:

1. **Appraisal Services.** The appraisal services shall cover the lands, machinery, improvements, and facilities as stated above, and establish the Market Value, Market Rent, Sale Value, and Prompt Sale Value of the property using the appropriate and accepted valuation methodologies.
2. **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.
3. **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.
4. **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.
5. **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.
 6. **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.

7. **Valuation.** The Appraiser shall gather, verify, and analyze relevant market data, including recent sales transactions, comparable property listings, asking prices, prevailing market rental rates, and the applicable Bureau of Internal Revenue (BIR) zonal valuation of the subject property. The Appraiser shall likewise conduct interviews with property owners, brokers, developers, government assessors, and other knowledgeable persons, as necessary, to validate market information and prevailing real estate values.

Based on the foregoing, the Appraiser shall determine the Market Value and Market Rental Value of the subject property in accordance with generally accepted appraisal standards. The appraisal report shall include recommendations on appropriate lease terms, taking into consideration prevailing market practices, the highest and best use of the property, and other relevant market factors.

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
- Certified copy of the Tax Declaration and Transfer Certificate of Title
- 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 **P150,000.00** per appraisal company (inclusive of VAT and out-of-pocket expenses). It shall be payable upon completion of the work.

ESTIMATED COMPLETION: Thirty (30) calendar days from issuance of notice to Proceed.

Approved Budget : ₱300,000.00 (inclusive of VAT and out-of-pocket expenses)

Submission of Quotation and Eligibility Requirements : August 19, 2026

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. 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: MR26-07-095

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

1. Terms of Payment – Government Terms
2. Delivery Period – Thirty (30) calendar days from issuance of notice to Proceed.



AGM LEOPOLDO JOHN F. ACOT
Chairperson, Bids and Awards Committee

ANNEX "A"

SCHEDULE OF LAND DATA
Barangay Alas-asin, Mariveles
Bataan

TCT Nos.	Lot/Block/Survey Plan Nos.	Area (sq.m.)
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T-196724	Lot 1, Block 30, (LRC) Pcs-11685	260
T-196725	Lot 2, Block 30, (LRC) Pcs-11685	260
T-196726	Lot 3, Block 30, (LRC) Pcs-11685	260
T-196727	Lot 5, Block 30, (LRC) Pcs-11685	260
T-196728	Lot 6, Block 30, (LRC) Pcs-11685	260
T-196729	Lot 9, Block 30 (LRC) Pcs-11685	260
T-196730	Lot 2, Block 35, (LRC) Pcs-11685	252
T-196731	Lot 3, Block 35, (LRC) Pcs-11685	252
T-196732	Lot 4, Block 35, (LRC) Pcs-11685	252
T-196733	Lot 5, Block 35, (LRC) Pcs-11685	252
T-196734	Lot 6, Block 35, (LRC) Pcs-11685	252
T-196735	Lot 7, Block 35, (LRC) Pcs-11685	252
T-196736	Lot 11, Block 35, (LRC) Pcs-11685	352
T-196737	Lot 12, Block 35, (LRC) Pcs-11685	266
T-196738	Lot 13, Block 35, (LRC) Pcs-11685	252
T-196739	Lot 14, Block 35, (LRC) Pcs-11685	252
T-196740	Lot 18, Block 35, (LRC) Pcs-11685	252
T-196741	Lot 23, Block 35, (LRC) Pcs-11685	282
T-196742	Lot 1, Block 5, (LRC) Pcs-14628	432
T-196743	Lot 2, Block 5, (LRC) Pcs-14628	400
T-196744	Lot 3, Block 5, (LRC) Pcs-14628	400
T-196745	Lot 4, Block 5, (LRC) Pcs-14628	400
T-196746	Lot 5, Block 5, (LRC) Pcs-14628	400
T-196747	Lot 6, Block 5, (LRC) Pcs-14628	400
T-196748	Lot 7, Block 5, (LRC) Pcs-14628	411
T-196749	Lot 5, Block 10, (LRC) Pcs-9730	500
T-196750	Lot 6, Block 10, (LRC) Pcs-9730	500
T-196751	Lot 7, Block 10, (LRC) Pcs-9730	500
T-196752	Lot 8, Block 10, (LRC) Pcs-9730	500
T-196755	Lot 9, Block 10, (LRC) Pcs-9730	500

Total Land Area:		10,071
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LIDE FACILITY, MACHINERY, AND IMPROVEMENTS

TANK FARM FACILITY	
A.	Equipment List
1	Fuel Oil Tank (T-85101-A) Capacity: 24,000 barrels with suction heater and level indicator
2	Fuel Oil Tank (T-85101-B) Capacity: 24,000 barrels with suction heater and level indicator
3	Diesel Oil Tank (T-85102) Capacity: 20,000 barrels with level indicator
4	Fuel Oil Pumps (P-85101 A/R) 2 Units; gear type Capacity/unit: 30MT/hr
5	Diesel Oil Pumps (P-85102 A/R) 2 units; gear type Capacity/unit 20 MT/hr
6	Foam Storage Tank for fire water system
B.	Line List
1	8" Fuel Oil Unloading Line from Wharf area to depot with air separator, filter and flowmeter
2	6" Diesel Oil Unloading Line from Wharf area to depot with air separator, filter and flowmeter
3	8" Fuel Oil Suction Lines from tank suction heaters to fuel oil pumps (with suction filters)
4	4" Diesel Oil Suction Lines from diesel oil tank to diesel oil pumps (with suction filters)
5	3" Low Pressure Steam Lines to fuel oil tank suction heaters
6	Condensate Return Lines from fuel oil tank suction heaters (with steam traps)
7	Instrument air lines
8	Fire Water Lines to 3 fuel tanks
C.	Miscellaneous
1	Tank Farm Dike
2	Cyclone wire fences
3	LPG Storage Fire Walls
C.	Building and Other Land Improvements