



# PRICE QUOTATION / PROPOSAL AND COMPLIANCE FORM

## THIRD PARTY APPRAISAL OF PNOC PROPERTIES

### TERMS OF REFERENCE

#### Background

The Philippine National Oil Company shall engage the services of independent appraiser/s for the purpose of determining the Market Value (MV) and Market Rent (MR) of the properties which shall be used as basis for the disposal/utilization of PNOC properties and for carrying account in the PNOC books required by the Accounting Department under the revised Philippine Accounting System.

#### Scope of Work

The appraiser/s shall determine the MV and MR of the properties covered by Transfer Certificate of Titles (TCT)/Tax Declarations (TDs) using the market data approach.

#### Terms of Reference

##### The Properties

The properties are divided into 2 Groups (see list of properties).

	<u>No. of Sites</u>	<u>No. of Lots</u>	<u>Area</u>
Group 1 (Idle Properties)	15	30	10.45 has.
Group 2 (Bulk Plants)	23	122	85.78 has.

Interested bidders shall submit bids on a per site basis for our reference.

#### The awarding will be based on a PER LOT BASIS

Group 1 (Idle Properties)	-	Lot 1: NCR Lot 2: Luzon 1 Lot 3: Luzon 2 Lot 3: Visayas / Mindanao
Group 2 (Bulk Plants)	-	Lot 5

##### Duration and Timelines

1. Project to start within September/October of 2021
2. Submission of complete 1<sup>st</sup> draft of report
  - Group 1** (various lots) **30** calendar days from receipt of Notice to Proceed
  - Group 2** (bulk plant) **60** calendar days from receipt of Notice to Proceed

3. In case of revisions, submit revised report within 5 working days from receipt of instruction.
4. In case there are no revisions, submit final report within 3 working days from instruction.

#### Scope of Work/Procedure

1. Determine the MV and MR of the properties (land only) to include the detailed procedures used to estimate the values.
2. For the Bulk Plant properties, the appraisers will not have access to the properties.
3. The appraiser shall consider critical factors such as accessibility, locational attributes, zoning, physical attributes (i.e., topography, shape, size, visibility, among others), proximity to existing government utilities and support amenities and other factors critical to the property's value, marketability and potential for further development.
4. The assumptions and parameters used in the process should be fully documented, including the total area of each parcel of land, and if applicable, dimensions of the total area & usable areas (areas should be on a per square meter basis).
5. Identify the current use of the property. In case of presence of informal settler/s, provide approximate number of settlers and brief description with approximate area covered by the structure/s. In case of encroachment/expropriation by private or government entity, provide brief description and approximate area affected on the property.
6. For areas with informal settlers, two values must be submitted – (1) MV and MR of the land as if vacant and (2) MV and MR of the land with informal settlers.
7. Determine comprehensive property data such as land description, land classification (per zoning ordinance), zonal value, location/neighborhood, encroachment/s, facilities and utilities, highest and best use of the property, and market value per tax declaration.
8. Obtain MV and MR of comparable lands through realtors including an actual data on the listings of current rent offers and recent arm's length actual sales and leases of comparable properties.
9. The valuation shall follow the procedures under and in accordance with the Philippine Valuation Standards otherwise known as the Generally Accepted Valuation Principles (GAVP).
10. Where available, the appraiser shall gather at least three (3) references for the appraisal, with pictures, lot plan, vicinity map, listings map and description of the reference properties/ transactions used.

#### Deliverables

1. **Two (2) Copies of the Appraisal Report** with all the required attachments and one **(1) digital copy** of the same shall be submitted.
2. Submit **pictures** with date showing condition of the property and its immediate surrounding.

3. Submit **lot plan, vicinity/tax map and listings map** indicating the relative location of the property and the locations of comparable sales/leases listings as well as the relative distance (in meter or kilometer) of the subject properties to the PNOC property subject of the appraisal.
4. Submit **grid chart** and other extensive data on **comparable property/listing** (i.e. name of source, company and contact number).
5. The winning bidders shall submit the Appraisal Reports within the specified number of calendar days from the receipt of the Notice to Proceed (NTP) attaching therein the reference materials used in coming up with the report.
6. Meet with PNOC prior to and after the conduct of the activity for clarification of appraisal reports.
7. The winning bidders shall make himself/themselves available should any of the appraised property becomes subject of inquiry or for purposes of presentation.

#### Payment for services rendered

One time full payment shall be made upon issuance of Certification of Satisfactory Completion of Services

#### The Appraiser/Project Team

1. The appraiser must be included in the current list (as of February 2020) of Bangko Sentral ng Pilipinas (BSP) pre-selected appraisers for the former's appraisal requirements.
2. The Team Leader of the appraisal team must have at least ten (10) years experience in the evaluation of real estate properties. Curriculum vitae of the Team Leader is required.
3. If the appraiser had previous engagement with PNOC within the last 5 years, its performance should at least be satisfactory and has not incurred in the delay in the submission of reports as provided in their contract(s).

### **TERMS AND CONDITIONS**

1. All entries shall be typed or written in a clear legible manner.
2. Bidder shall offer one (1) bid only. Alternative bids shall be rejected.
3. All prices offered herein are valid, binding and effective for THIRTY (30) calendar days upon issuance of this document.
4. As a general rule, price quotations to be denominated in Philippine Peso shall include all taxes, duties and/or levies payable.
5. In case of tie quotations, tie breaking shall be on draw lots or toss coin.
6. In case supplier pro forma quotation is submitted, conditions will be governed by the submitted signed Terms of Reference / Technical Specifications Sheet.

We undertake, if our Proposal is accepted, to supply/deliver the goods/services in accordance with the specifications and/or delivery schedule.

We agree to abide by this quotation/proposal for a period of thirty (30) calendar days, which is the price's validity period and it shall remain binding upon us and may be accepted at any time before the expiration of that period.

Until a Contract or a Purchase Order is executed, this Quotation/Proposal shall be binding upon us. We understand that you are not bound to accept the lowest or any Proposal you may receive.

Signature over Printed Name : \_\_\_\_\_

Designation/Position : \_\_\_\_\_

Name of Organization : \_\_\_\_\_

Organization Address : \_\_\_\_\_

Tel No. / Mobile No. and Email Address : \_\_\_\_\_

**GROUP 1 - IDLE PROPERTIES**

LOCATION			TCT/TD	AREA (sqm)	ABC	BID PRICE (Php)
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**LOT 1 : NCR**

1		METRO MANILA	PANDACAN, MANILA	214496	299	11,000.00	
				214497	40		
2		METRO MANILA	BAGONG SILANGAN, QC	N-157534	500	11,000.00	
3		METRO MANILA	BGY. PASONG TAMO, TANDANG SORA, QC	RT-95797	360	11,000.00	
					<b>Subtotal</b>	<b>33,000.00</b>	

**LOT 2 : LUZON 1**

4	R3	BULACAN	BGY. STO NINO, BALIUAG	T-71220	315	10,500.00	
				T-71221	356		
5	R3	BULACAN	STA INES, SAN MIGUEL	T-71225	9,600	11,000.00	
6	R3	BULACAN	CALUMPANG, SAN MIGUEL	T-71224	1,200	11,000.00	
7	R3	NUEVA ECIJA	POBLACION, TALAVERA	N-32337	396	16,000.00	
8	R3	TARLAC	SALAPUNGAN, TARLAC CITY	448431	209	17,000.00	
				448433	95		
				448435	43		
9	R3	TARLAC	BGY. STO DOMINGO, CAPAS	283861	3,751	15,000.00	
					<b>Subtotal</b>	<b>80,500.00</b>	

**LOT 3 : LUZON 2**

10	R4A	BATANGAS	BGY. SAN MIGUEL, BOLO AND SAN ROQUE, BAUAN	T-139742	53,472	43,000.00	
			GEN. LUNA STREET, BGY. BOLO, BAUAN	T-83679	8,962		
			BGY. SAN MIGUEL, BOLO AND SAN ROQUE, BAUAN	TD No. 032-00015	2,050		
				TD No. 032-00016	1,948		
			BGY. SAN MIGUEL, BOLO AND SAN ROQUE, BAUAN	TD No. 032-00022	635		
				TD No. 032-00024	423		
		BGY. SAN MIGUEL, BOLO AND SAN ROQUE, BAUAN	T-139744	7,687			
			T-139741	1,719			
			TD No. 032-00042	2,862			
			T-139743	364			
11	R4A	BATANGAS	BGY. KAYUMANGGI/SOUTH, LIPA CITY	T-91949	625	14,000.00	
12	R4A	LAGUNA	BGY. PARIAN, CALAMBA	060-2012010213	3,600	14,000.00	
					<b>Subtotal</b>	<b>71,000.00</b>	

**LOT 4 : VISAYAS-MINDANAO**

13	R6	NEGROS OCC.	BGY 39, BACOLOD CITY	T-96238	133	21,000.00	
				T-96239	1,852		
14	R6	NEGROS OCC.	BGY. 21, BACOLOD CITY	T-177690	145	21,000.00	
				T-177691	452.12		
15	R13	AGUSAN DEL N	BGY. BADING, BUTUAN CITY	T-9242-A	421.00	27,500.00	
					<b>Subtotal</b>	<b>69,500.00</b>	

<b>TOTAL</b>				<b>104,514</b>	<b>254,000.00</b>	
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<b>TOTAL AMOUNT (in words)</b>	
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Signature Over Printed Name: \_\_\_\_\_

Name of Organization: \_\_\_\_\_

**GROUP 2 - BULK PLANT PROPERTIES**

**LOT 5**

LOCATION		TCT No.	AREA (sqm)	ABC	BID PRICE
1	NCR METRO MANILA	PANDACAN, MANILA CITY	214500	7,243.60	29,000.00
			214501	1,233.70	
			214502	2,855.60	
			214504	7,263.70	
			214505	5,155.10	
			214506	473.80	
			214507	2,947.30	
			214509	7,306.70	
			214510	24,900.20	
			214511	897.10	
			214513	46,032.90	
			214515	613.00	
			214516	945.30	
			214499	173.00	
			214503	10,332.00	
			214512	383.70	
214514	101.80				
2	NCR METRO MANILA	BGY. UGONG, PASIG CITY	PT-94177	22,674.00	16,500.00
3	R1 LA UNION	PORO POINT, SAN FERNANDO C	T-39574	7,356.00	18,500.00
			T-39575	3,475.00	
			T-39575	15,372.00	
4	R3 BATAAN	BGY. LUZ, KITANG 2, LIMAY	OCT-174	2,295.00	14,000.00
5	R3 PAMPANGA	BGY. DELA PAZ NORTE, SAN FERNANDO CITY	380927-R	17,248.50	17,500.00
6	R4A BATANGAS	BO CALAMIAS, MABINI	TD NO. 200600600001	38,069.00	32,500.00
			T-83676	15,176.00	
			T-83677	6,540.00	
			T-83678	15,849.00	
			TD NO. 200601100450	16,221.00	
			TD NO. 200601100431	1,775.00	
			TD NO. 200601100427	3,859.00	
			TD NO. 200601100425	2,274.00	
			TD NO. 200601100456	19,377.00	
			TD NO. 200601100475	5,000.00	
			TD NO. 200601100477	6,305.00	
			TD NO. 200601100478	7,537.00	
			TD NO. 200601100429	804.00	
			TD NO. 200602400335	13,382.00	
			TD NO. 200602400354	11,292.00	
			TD NO. 200602400355	23,581.00	
TD NO. 200602400357	5,144.00				
7	R4A CAVITE	BGYS. TEJEROS AND WAWA, ROSARIO	T-1298406	6,837.00	57,500.00
			T-1089867	3,125.00	
			T-147729	89,289.00	
			T-288137	25,276.00	
			T-288140	40,760.00	
			T-288141	40,760.00	
			T-288141	54,582.00	
			T-288145	1,048.00	
			T-288145	9,395.00	
			T-288146	7,773.00	
			T-288147	4,846.00	
			T-288148	30,799.00	
			T-288149	37,285.00	
			T-288156	19,242.00	
			T-288304	29,823.00	
			T-288139	1,120.00	
T-288179	17,180.00				
8	R4B PALAWAN	BGY. MAUNLAD (POBLACION), PUERTO PRINCESA CITY	19538	15,029.00	34,500.00

LOCATION			TCT No.	AREA (sqm)	ABC	BID PRICE
9	R5 ALBAY	BGY. BONOT, LEGAZPI CITY	39884 39885 39886	10,518.00 3,609.00 2,947.00	33,500.00	
10	R6 ILOILO	BGY. MANSAYA, LA PAZ, ILOILO CITY	T-110237	17,000.00	32,500.00	
11	R6 NEGROS OCC.	BGY. BANAGO, BACOLOD CITY	T-177693 T-186072 T-177694 T-177695 T-177696 T-177697 T-177698 T-211521	180.00 180.00 10,233.00 306.00 180.00 5,000.00 5,000.00 1,609.00	32,500.00	
12	R7 BOHOL	BGY. COGON, TAGBILARAN CITY	T-36920 T-36921	2,141.00 1,341.00	28,000.00	
13	R7 CEBU	BGY. LOOC, MANDAUE CITY	TD NO. 200601601480	8,301.00	25,500.00	
14	R8 LEYTE	BGY. LINAO, ORMOC CITY	28122	20,000.00	34,500.00	
15	R8 LEYTE	BGY. ANIBONG, TACLOBAN CITY	T-42117 T-42118	12,442.00 2,157.00	25,500.00	
16	R8 LEYTE	BGY. 88 SAN JOSE, TACLOBAN CITY	T-42119 T-51848	7,984.00 8,465.00	26,500.00	
17	R9 ZAMBOANGA DS	BGY. CAMPO ISLAM, ZAMBOANGA CITY	T-116,216	18,551.00	42,500.00	
18	R10 LANA O DN	BGY. TOMAS CABILI, ILIGAN CITY	T-42727 T-42728 T-42729	1,572.25 1,572.00 5,669.00	37,000.00	
19	R10 MISAMIS OR.	BGY. PUNTOD, MACABALAN, CAGAYAN DE ORO CITY	T-82463	11,625.00	34,500.00	
20	R10 MISAMIS OR.	BO. CASINGLOT, TAGOLOAN	T-14157 T-14156 T-14167 T-14159 T-14160 T-14161 T-14162 T-14163 T-14164 T-14165 T-14166 T-14168 T-14169 T-14170 T-14171 T-14172 T-14173 T-14174 T-14175 T-14176 T-14177 T-14178 T-14158	296.00 300.00 300.00 300.00 300.00 300.00 296.00 296.00 300.00 300.00 300.00 300.00 300.00 300.00 300.00 300.00 296.00 198.00 267.00 370.00 6,301.00 1,366.00 300.00 300.00	45,000.00	
21	R11 DAVAO DS	BGY. PAMPANGA, BUHANGIN, DAVAO CITY	T-220203 T-220202 T-208613 T-208614	20,000.00 421.00 8,059.00 1,941.00	39,500.00	
22	R12 S COTABATO	BGY BULA, BO DADIANGAS, GEN. SANTOS CITY	T-60586	14,449.00	35,500.00	



LOCATION			TCT No.	AREA (sqm)	ABC	BID PRICE
23	ARMM MAGUINDANAO	BGY. MAGSAYSAY, PARANG	T-15279	503.00	39,500.00	
			T-15278	502.00		
			T-15277	499.00		
			T-15276	503.00		
			T-15275	499.00		
			T-15274	499.00		
			T-15273	500.00		
			T-15272	501.00		
			T-15271	500.00		
			T-15270	9,500.00		
			T-15269	499.00		
<b>TOTAL</b>					<b>732,000.00</b>	

<b>TOTAL AMOUNT (in words)</b>	
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Signature Over Printed Name: \_\_\_\_\_

Name of Organization: \_\_\_\_\_