



This Terms of Reference (TOR) is for the procurement of the services of two (2) independent appraisers to conduct an updated appraisal of Hacienda Valley located in Barangay Pinulot, Dinalupihan, Bataan.

A. PROPERTY DESCRIPTION

The properties subject of appraisal consist of 266 titles with 36 housing units in Hacienda Valley more particularly described in Annex "A".

B. 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 cleared of informal settler families.
2. Prompt sale value,
3. Fair rental value;
4. Zonal value;
5. Assumptions and explanation in arriving at the valuation of the property including done transactions;
6. Data information gathered as a basis of valuation;
7. Pictures of the property;
8. Other methodologies/hypothetical analysis used to affirm the FMV; and
9. All comparables should be sited on the map or narrated in the report.

C. TIMETABLE

The appraisal report must be completed within 30 working days from receipt of the HGC's Notice of Award.

D. MECHANICS ON THE SUBMISSION OF APPRAISAL PROPOSALS

1. Quotations should not exceed the approved budget;
2. The two (2) appraisers who will submit the Lowest Calculated and Responsive Quotation shall be considered for award.
3. In the event that only one (1) appraiser would submit an appraisal quotation, the bidding will be declared a failure. As such, a re-posting of the TOR shall be made on the HGC website/PhilGeps repeatedly until such time that at least two (2) responsive quotations have been received.

E. APPROVED BUDGET FOR THE CONTRACT

The total approved budget for the contract is Php50,000.00 per appraiser or a total of P100,000.00 for the two (2) appraisers.



"Fund Mobilizer and Indispensable Partner in Housing"

F. DOCUMENTARY REQUIREMENTS

The prospective appraisers shall submit the following:

1. Mayor's / Business Permit;
2. PhilGEPS Registration Number;
3. Income Tax Return for CY 2017; and
4. Omnibus Sworn Statement (BAC Form G-1).

~~ATTY. DANILO C. JAVIER~~
Chairman
Bids and Awards Committee



A handwritten signature in blue ink is written over the typed name and title. The signature is stylized and appears to be 'D. C. Javier'. There are also some other scribbles and marks around the signature area.