

**TERMS OF REFERENCE
ENGAGEMENT OF AN INDEPENDENT APPRAISER**

This Terms of Reference is for the procurement of the services of an independent appraiser to conduct an updated appraisal of National Government Center-Commonwealth Enterprise Zone located in Barangays Holy Spirit and Commonwealth, Quezon City.

A. PROPERTY DESCRIPTION

The properties subject of appraisal consist of 134 lots 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) for the properties using the Market Data Approach (in case the property is occupied, indicate the name of the occupant/s and the estimated cost to eject the occupants); :
 - a) On an "as-is, where-is" basis
 - b) On the Assumption that the properties are clear of informal settler families, if there are any.
2. Prompt sale value,
3. Fair rental value;
4. Zonal value;
5. Cite if the property is flood prone and/or in the list of active fault lines in the Philippines;
6. Assumptions and explanation in arriving at the valuation of the properties including information on done transactions within the vicinity;
7. Other information gathered as a basis for the valuation;
8. Pictures of the properties;
9. Other methodologies/hypothetical analysis used to affirm the FMV; and
10. All comparable data used should be sited on the map and/or narrated in the report.

C. TIMETABLE

The appraisal report must be completed within 30 working days from receipt of the PhilGuarantee's Notice to Proceed.

D. MECHANICS ON THE SUBMISSION OF APPRAISAL PROPOSALS

1. Quotations should not exceed the approved budget
2. The appraiser who will submit the Lowest Calculated and Responsive Quotation shall be considered for award.

E. APPROVED BUDGET FOR THE CONTRACT

The total approved budget for the contract is ₱160,000.00.

NATIONAL GOVERNMENT CENTER - COMMONWEALTH ENTERPRISE ZONE
MASTERLIST OF THE TRANSFER CERTIFICATES OF TITLE

	TCT No.	Plan No.	Lot	Block	TOTAL AREA	CEZ Area	PhaseLad Area
1	RT-34281 (291854)	Psd-34147	1	1	1,572	653	919
2	RT-121436 (289707)	Psd-34147	2	1	1,608	1,213	395
3	RT-41329 (287573)	Psd-34147	3	1	1,608	1,260	348
4	RT-41330 (287574)	Psd-34147	4	1	1,608	1,289	319
5	RT-121435 (287098)	Psd-34147	5	1	1,608	1,289	319
6	RT-34364 (280560)	Psd-37083	6-A	1	819.5	580.0	239.5
7	RT-33995 (269910)	Psd-37083	6-B	1	819.5	820.0	-0.5
8	RT-41345 (283976)	Psd-34147	7	1	2,408	2,408	0
9	RT-121434 (287575)	Psd-34147	8	1	2,412	2,412	0
10	RT-121433 (296684)	Psd-34147	9	1	2,357	2,357	0
11	RT-41349 (287628)	Psd-34147	Road Lot 4 (BF Road)		7,252	1,863	5,389
12	RT-37222 (281595)	Psu-000011			3,250	2,372	878
					27,322	18,516	8,806
13	RT-121430 (287319)	Pcs-3803	1	1	2,130	1,550	580
14	RT-121429 (298618)	Pcs-3803	4	1	1,572	1,100	472
15	RT-121422 (287325)	Pcs-3803	24	1	2,534	2,534	0
					6,236	5,184	1,052
16	RT-34440 (281587)	Pcs-3803	5	1	1,543	1,124	419
17	RT-34375 (283956)	Psd-82467	6-A	1	500	409	91
18	RT-34376 (280340)	Psd-82407	6-B	1	1,014	790	224
19	RT-121428 (283972)	Pcs-3803	7	1	1,573	1,383	190
20	RT-44105 (284002)	Pcs-3903	8	1	1,557	1,466	91
21	RT-34435 (254621)	Pcs-3803	9	1	1,523	1,481	42
22	RT-121442 (283852)	Psd-64978	10-A	1	788	770	18
23	RT-34289 (270502)	Psd-64978	10-B	1	390	365	25
24	RT-34288 (270060)	Psd-64978	10-C	1	310	310	0
25	RT-121427 (284012)	Pcs-3803	11	1	1,477	1,356	121
26	284004	Pcs-3803	12	1	1,508	1,217	291
27	RT-34445 (283238)	Pcs-3803	13	1	1,258	314	944
28	RT-34446 (283237)	Pcs-3803	14	1	1,209	1,209	0
29	RT-121426 (287320)	Pcs-3803	15	1	2,283	2,283	0
30	283232	Psd-24730	16-A	1	1,300	1,300	0
31	RT-121446 (283161)	Psd-24730	16-B	1	1,300	1,300	0
32	RT-121425 (287321)	Pcs-3803	17	1	2,260	2,260	0
33	RT-121424 (287322)	Pcs-3803	19	1	2,088	2,088	0
34	RT-121423 (287323)	Pcs-3803	20	1	2,155	2,155	0
35	RT-34424 (287324)	Pcs-3803	21	1	2,296	2,296	0
36	RT-34430 (283225)	Pcs-3803	22	1	2,431	2,431	0
37	287326	Pcs-3803	26	1	1,548	1,548	0
38	356981	Pcs-3803	18	1	2,116	2,116	0
					34,427	31,971	2,456
39	RT-34429 (283982)	Pcs-3803	2	4	1,512	996	516
40	121421 (287330)	Pcs-3803	4	4	2,504	579	1,925
41	RT-121420 (287331)	Pcs-3803	5	4	1,923	415	1,508
42	RT-121419 (287332)	Pcs-3803	6	4	2,046	31	2,015
43	RT-34423 (284008)	Pcs-3803	17	4	3,060	3,060	0
44	RT-34427 (287334)	Pcs-3803	18	4	3,043	3,043	0
45	RT-121124 (287335)	Pcs-3803	19	4	1,146	517	629
					15,234	8,641	6,593
46	RT-121515 (282033)	Pcs-3803	14	4	3,098	388	2,710
47	280569	Pcs-3803	15	4	5,893	5,336	557
	338614	Pcs-00-010932	Riverside	6	3,081	679	
					12,072	6,403	3,267
48	N-262717	Pcs-00-010848	Road Lot 3 (Villongco)		8,662	1,594	7,068
					8,662	1,594	7,068
49	RT-34306 (337407)	Pcs-1979	2	1	1,105	1,105	0
50	RT-34324 (332646)	Pcs-1979	3	1	951	951	0
51	RT-34321 (332649)	Pcs-1979	4	1	583	583	0
52	RT-34286 (287680)	Pcs-1979	8	1	1,248	969	279
53	RT-34285 (287681)	Pcs-1979	9	1	1,122	1,122	0
54	RT-38439 (292099)	Pcs-3834	1	2	950	950	0
55	RT-41369 (292095)	Pcs-3834	2	2	810	810	0
56	RT-38445 (270014)	Pcs-3834	3	2	865	865	0
57	RT-332652 (34319)	Pcs-1979	4	2	591	276	315
58	RT-332650 (34317)	Pcs-1979	8	2	969	55	914
59	RT-332648 (34316)	Pcs-1979	9	2	934	318	616
60	RT-332647 (34315)	Pcs-1979	10	2	946	647	299
61	RT-34309 (337421)	Pcs-1979	1	1	1,316	1,316	0
62	206079	Pcs-1979	Road Lot 1 (Steve St)		3,604	3,604	0
					15,994	13,571	2,423

	TCT No.	Pl. o.	Lot	Block	TOT ARL	CEZ Area	PhaseLad Area
63	RT-34307 (337406)	Pcs-1979	6	2	1,237	475	762
64	RT-121125 (337419)	Pcs-1979	7	2	1,661	262	1,399
65	RT-34314 (332641)	Pcs-1979	11	2	962	962	0
66	RT-34313 (332642)	Pcs-1979	12	2	972	972	0
67	RT-34312 (332643)	Pcs-1979	13	2	946	944	2
68	RT-121441 (280416)	Psd-12453	41-C-2-AA-12-A		519	479	40
69	RT-34359 (280339)	Psd-12453	41-C-2-AA-12-B		943	593	350
70	RT-34246 (293946)	Psd-306	41-C-2-AA-16		985	130	855
71	N-232651 (227482)	Psd-306	41-C-2-AA-17 (Road)		1,710	1,710	0
72	RT-34397 (283142)	Psd-30410	41-C-2-X-2		1,200	959	241
73	RT-34415 (282271)	Psd-30410	41-C-2-X-3		1,200	1,200	0
74	RT-34454 (282277)	Psd-246703	41-C-2-X-4-B		1,118	1,118	0
75	RT-121440 (283996)	Psd-246703	41-C-2-Y-2-A-2		119	119	0
76	RT-34416 (283849)	Psd-30410	41-C-2-X-5		1,200	1,200	0
77	RT-34419 (283833)	Psd-30410	41-C-2-X-6		1,200	1,149	51
78	RT-34403 (251651)	Psd-30410	41-C-2-X-11		1,200	543	657
79	RT-34404 (251648)	Psd-30410	41-C-2-X-12		1,200	1,200	0
80	RT-121151 (269965)	Psd-246703	41-C-2-Y-2-C-2		576	576	0
81	RT-121439 (251644)	Psd-246703	41-C-2-Y-2-E-2		708	708	0
82	RT-34452 (251652)	Psd-246703	41-C-2-Y-2-J-2		111	111	0
83	RT-33998 (269944)	Psd-246455	41-C-2-Y-2-K-2		722	722	0
84	RT-34155 (251650)	Psd-30413	41-C-2-Y-2-L		806	806	0
85	RT-121445 (269929)	Psd-30413	41-C-2-Y-2-P		806	806	0
86	RT-120985 (251643)	Psd-30413	41-C-2-Y-2-Q		806	806	0
87	RT-34164 (286179)	Psd-30413	41-C-2-Y-2-R		806	806	0
88	RT-34163 (280388)	Psd-30413	41-C-2-Y-2-S		806	806	0
89	RT-34161 (269918)	Psd-30413	41-C-2-Y-2-T		806	806	0
90	RT-34158 (269902)	Psd-30413	41-C-2-Y-2-U		1,055	1,055	0
91	RT-121444 (290771)	Psd-30413	41-C-2-Y-2-V		806	806	0
92	RT-34156 (270057)	Psd-30413	41-C-2-Y-2-W		806	806	0
93	RT-121443 (289713)	Psd-30413	41-C-2-Y-2-X		806	806	0
94	RT-34165 (280561)	Psd-30413	41-C-2-Y-2-Y		806	806	0
95	RT-34159 (269879)	Psd-30413	41-C-2-Y-2-Z		806	684	122
96	RT-34318 (332651)	Pcs-1979	5	2	857	181	676
97	254798	Psd-30410	41-C-2-X-1		1,200	35	1,165
98	RT-34162 (269887)	Psd-30413	41-C-2-Y-2-AA		806	287	519
99	N-140223	Pcs-1979	5	1	865	865	0
100	N-140225	Pcs-1979	6	1	689	689	0
101	N-140224	Pcs-1979	12	1	695	695	0
102	N-230242	Psd-124533	41-C-2-AA-12-C		557	522	35
103	N-230243	Pcs-10542	1		987	987	0
104	N-230244	Pcs-10542	2		979	979	0
105	N-230245	Pcs-10542	3		981	981	0
106	N-230246	Pcs-10542	6		888	888	0
107	N-234607	Pcs-10542	7		1,446	1,446	0
					41,360	34,486	6,874
108	RT-38413 (280385)	Psd-11311	1-A	3	1,000	1,000	0
109	RT-38406 (282034)	Psd-11311	1-B	3	14,408	9,156	5,252
110	RT-33879 (270045)	Psd-7126	3	2	618	618	0
111	RT-33877 (319276)	Psd-7126	6	3	400	400	0
112	RT-33885 (373424)	Psd-7126	8	3	400	400	0
113	RT-121432 (288437)	Psd-7126	9	3	400	400	0
114	RT-33876 (319277)	Psd-7126	10	3	400	400	0
115	RT-33884 (321972)	Psd-7126	12	3	460	460	0
116	RT-42162 (269956)	Psd-7126	1	2	400	400	0
117	RT-33993 (283969)	Psd-127722	41-C-2-CC-6		1,637	1,637	0
118	RT-33988 (283227)	Psd-127722	41-C-2-CC-7		3,070	3,070	0
119	RT-33999 (280418)	Psd-254223	41-C-2-DD-4-B-1		869	869	0
120	RT-121438 (280331)	Psd-254233	41-C-2-DD-4-B-2		822	822	0
121	RT-34360 (280338)	Psd-254233	41-C-2-DD-4-B-3		735	735	0
122	RT-121437 (280419)	Psd-254233	41-C-2-DD-4-B-4		678	678	0
123	RT-34361 (290474)	Psd-8292	41-C-2-DD-5-B-2		1,000	1,000	0
124	RT-33874 (283984)	Psd-7126	Road Lot (Don Fabian)		2,731	1,433	1,298
125	N-205688	Psd-7126	7	3	400	277	123
126	RT-34082 (269948)	Psd-7126	8	1	556	439	117
					30,984	24,194	6,790
127	RT-33882 (283229)	Psd-7126	7	1	400	1	399
128	N-233592	Pcs-00-010081	5		1,869	441	1,428
129	N-233839	Pcs-00-010081	12		5,220	26	5,194
130	RT-33992 (283962)	Psd-127722	41-C-2-CC-5		5,046	493	4,553
131	282025	Psd-127722	41-C-2-CC-8		3,637	1,231	2,406
					16,172	2,192	13,980
			Republic Avenue			9,073	
			Gabe Creek				
						155,825	
132	338614	Pcs-00-010932	Riverside	6	3,081	2,402	
133	N-262716	Pcs-00-010848	Market	2	17,727	17,727	0
134	N-262715	Pcs-00-010848	Villongco	1	7,113	7,113	0
			Republic Avenue			2,742	
						29,984	
					212,012	195,922	45,320