



TERMS OF REFERENCE ENGAGEMENT OF AN INDEPENDENT APPRAISER (Re-Posting)

This Terms of Reference is for the procurement of the services of an independent appraiser to conduct an updated appraisal of President Tower located in Brgy. Sacred Heart, Diliman, Quezon City.

A. PROPERTY DESCRIPTION

The properties subject of appraisal consist of 66 Condominium Units 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) of the properties using Market data Approach (in case the property is occupied, indicate the name of the occupant/s and the estimated cost to eject the occupants);
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 reports 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 ₱70,000.00.

F. TERMS OF PAYMENT

Ten (10) working days upon completion of the appraisal report.


RAFAEL P. DE LOS SANTOS
Senior Vice President
Special Asset Management and Recovery Group

Annex A

PRESIDENT TOWER

	Unit No.	Floor	CCT No.	Floor Area
1	201	2nd	N-19536	44.10
2	202	2nd	N-19537	55.15
3	302	3rd	N-19539	44.09
4	303	3rd	N-19540	55.47
5	402	4th	N-19542	44.09
6	403	4th	N-19543	54.18
7	502-A	5th	N-19545	89.94
8	507	5th	N-19551	130.22
9	601	6th	N-19558	137.00
10	602	6th	N-19559	151.74
11	603	6th	N-19560	129.66
12	604	6th	N-19561	33.72
13	605	6th	N-19562	74.67
14	606	6th	N-19563	100.05
15	607	6th	N-19564	130.22
16	608	6th	N-19565	144.47
17	609	6th	N-19566	65.95
18	610	6th	N-19567	87.74
19	611	6th	N-19568	65.77
20	612	6th	N-19569	129.99
21	614	6th	N-19570	145.92
22	1204	12th	N-19635	54.59
23	1205	12th	N-19636	52.12
24	1208	12th	N-19639	54.71
25	1507	15th	N-19670	56.89
26	1509	15th	N-19672	53.65
27	1604	16th	N-19683	84.39
28	1606	16th	N-19685	88.33
29	1611	16th	N-19690	49.98
30	1703	17th	N-19694	89.46
31	1704	17th	N-19695	84.06
32	1705	17th	N-19696	50.34
33	1706	17th	N-19697	88.39
34	1707	17th	N-19698	88.97
35	1711	17th	N-19702	50.38
36	1712	17th	N-19703	85.61
37	1803	18th	N-19706	89.11
38	G4	Ground	N-19534	30.21
39	1105	11th	N-19618	51.74

	Unit No.	Floor	CCT No.	Floor Area
40	1901	19th	N-19716	85.36
41	1902	19th	N-19717	41.37
42	1903	19th	N-19718	89.93
43	1904	19th	N-19719	84.91
44	1905	19th	N-19720	50.81
45	1906	19th	N-19721	88.92
46	1907	19th	N-19722	88.93
47	1908	19th	N-19723	40.49
48	1909	19th	N-19724	85.66
49	1910	19th	N-19725	84.45
50	1911	19th	N-19726	50.78
51	1912	19th	N-19727	84.45
52	2001	20th	N-19728	139.91
53	2002	20th	N-19729	138.39
54	2003	20th	N-19730	104.1
55	2004	20th	N-19731	96.01
56	2005	20th	N-19732	183.33
57	2006	20th	N-19733	107.59
58	2009	20th	N-19736	137.27
59	2011	20th	N-19738	97.84
60	2012	20th	N-19739	55.54
61	2014	20th	N-19740	98.59
62	2202	22nd	N-19743	360.44
63	2203	22nd	N-19744	194.53
64	2204	22nd	N-19745	367.87
65	2205	22nd	N-19746	358.53
66	2201	22nd	N-19742	359.85
	TOTAL			6,792.92