

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

This Terms of Reference is for the procurement of the services of two independent appraisers to conduct an updated appraisal of Margarita Eastville Townhomes, Brgy. San Isidro, Antipolo City.

### **A. PROPERTY DESCRIPTION**

The properties subject of appraisal consist of one hundred thirty-six (136) 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 both on:
  - a) "as-is, where-is" basis, and
  - 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 reports must be completed within 45 calendar days from receipt of the PHILGUARANTEE's Notice to Proceed.

### **D. MECHANICS ON THE SUBMISSION OF APPRAISAL PROPOSALS**

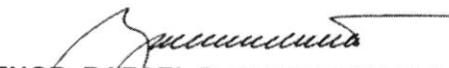
1. Quotations should not exceed the approved budget
2. The appraisers who will submit the Lowest Calculated and Responsive Quotation shall be considered for award.

### **E. APPROVED BUDGET FOR THE CONTRACT**

The approved budget for the contract is ₱45,000.00 for each appraiser or a total of ₱90,000.00.

### **F. TERMS OF PAYMENT**

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

  
**ENGR. RAFAEL P. DELOS SANTOS**  
Senior Vice President  
Special Asset Management and Recovery Group 