



REPUBLIC OF THE PHILIPPINES
OFFICE OF THE PRESIDENT

HOME GUARANTY CORPORATION



Management
System
ISO 9001:2015
ISO 27001:2013
www.tuv.com
ID 9105072967



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 HGC properties located in various locations.

A. PROPERTY DESCRIPTION

The properties subject of appraisal consist of 31 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) of the properties using the Market Data Approach both on:
 - a) on an "as-is, where-is" basis
 - 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 properties including done transactions;
6. Data information gathered as a basis of valuation
7. Pictures of the properties
8. Other methodologies/hypothetical analysis used to affirm the FMV
9. All comparables should be sited on the map or narrated in the report.

C. TIMETABLE

The appraisal reports 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 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 Php50,000.00.

F. DOCUMENTARY REQUIREMENTS

The prospective appraisers shall submit the following:

1. Mayor's / Business Permit
2. PhilGEPS Registration Number.

ATTY. DANILO C. JAWER
Chairman
Bids and Awards Committee

"Fund Mobilizer and Indispensable Partner in Housing"

ANNEX A

Regular Retail Accounts/AKPF for Appraisal

Item No.	PROPERTY	LOCATION	TCT No./CCT No.	Block No./Bldg. No.	Lot No./Unit No.	Lot Area (sqm)	Floor Area (sqm)
1	8th Floor, El Pueblo Manila Condominium	Anonas St., Sta. Mesa, Manila	002-2017008944	-	Unit C-830	-	15.80
2	3rd Floor, El Pueblo 1 Condominium Ph. 4	Bagbag, Quezon City	004-2017015648	-	Unit P-302	-	13.00
3	2nd Floor, Villa Alicia III Condominium	No. 73 P. Tuazon Blvd., Brgy. Kaularan, Cubao, Quezon City	004-2017015414	-	Unit 207	-	22.75
4	The Redwoods	Minzu Bldg., Quirino Highway, Pasong Putik Proper, Novaliches, Quezon City	004-2017017136	-	Unit 315	-	56.50
5	Acacia Parkhomes Subdivision	Lauan Road, Brgy. Saimsim, Calamba City, Laguna	491738	27	20	35.00	-
6	Acacia Parkhomes Subdivision	Lauan Road, Brgy. Saimsim, Calamba City, Laguna	060-2016000752	27	22	35.00	42.00
7	ACM Sherwood Homes	Brgy. Anabu II, Imus City, Cavite	057-2014057366	7	25	76.00	50.00
8	Regatta West Subdivision	Brgy. Bucandala, Imus City, Cavite	657047	1	12	51.00	-
9	Tierra Vista Homes Subd.	Road lot 1, San Ignacio St., Brgy. Malagasang II-B, Imus City, Cavite	057-2017043649	9	6	50.00	
10	Sta. Maria Subdivision Phase 3	Brgy. Dalig, Antipolo City, Rizal	163-2014002901	7	5	45.00	27.00
11	Guadalupe BLISS Project	Brgy. Cembo, Makati City	7962	-	Unit 1312	-	61.20
12	BF Homes Phase 1	Brgy. Deparo, Caloocan City	C-342890	1	13	240.00	-
13	Tierra Nova Subdivision	Brgy. Bagumbong, Caloocan City	282939	15	11	153.00	-
14	Tierra Nova Subdivision	Brgy. Bagumbong, Caloocan City	283062	22	2	118.00	-
15	Tierra Nova Subdivision	Brgy. Bagumbong, Caloocan City	283092	24	1	153.00	-
16	Tierra Nova Subdivision	Brgy. Bagumbong, Caloocan City	283093	24	2	112.00	-
17	Tierra Nova Subdivision	Brgy. Bagumbong, Caloocan City	283094	24	3	112.00	-
18	Tierra Nova Subdivision	Brgy. Bagumbong, Caloocan City	283095	24	4	112.00	-
19	Tierra Nova Subdivision	Brgy. Bagumbong, Caloocan City	283096	24	5	112.00	-
20	St. Joseph Homes	Brgy. Sirawan, Toril, Davao City	405387	10	1	66.00	42.00
21	St. Joseph Homes	Brgy. Sirawan, Toril, Davao City	316759	4	37	66.00	32.00
22	St. Joseph Homes	Brgy. Sirawan, Toril, Davao City	317507	5	1	66.00	32.00
23	St. Joseph Homes	Brgy. Sirawan, Toril, Davao City	316808	10	10	66.00	32.00
24	Rosalina Village Phase 3	Brgy. Baliok, Dumoy, Toril, Davao City	146-2013006692	3	6	120.00	36.00
25	Capitol Hills Subdivision	Brgy. Mankilam, Tagum, Davao City	207883	14	16	120.00	36.00
26	Green Orchard Subdivision	Brgy. Cabantian, Buhangin, Davao City	316158	7	6	70.00	30.70
27	Green Orchard Subdivision	Brgy. Cabantian, Buhangin, Davao City	313841	7	22	70.00	30.70
28	Ciudad De Esperanza Phase 2	Brgy. Buhangin, Davao Del Norte	314893	31	18	60.00	-
29	Darluz Subdivision	Fdr. Road 2, Sto. Tomas, Davao Del Norte	207884	11	5	120.00	40.00
30	Darluz Subdivision	Fdr. Road 2, Sto. Tomas, Davao Del Norte	207881	11	3	120.00	40.00
31	Darluz Subdivision	Fdr. Road 2, Sto. Tomas, Davao Del Norte	207882	5	11	120.00	40.00
Total						2,468.00	571.60