



## 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 17 titles more particularly described in Annex "A".

### B. SCOPE OF WORK

The reports should include the following data and other requirements:

1. Fair Market Value (FMV) of the properties for land and improvements (in case the property is occupied, indicate the name of the occupant/s and the estimated cost to eject the occupant/s).
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 reports.

### C. TIMETABLE


The appraisal reports must be completed within 30 working days from receipt of the HGC'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 Php75,000.00.

  
**RAFAEL P. DE LOS SANTOS**  
Chairperson  
Bids and Awards Committee

*"Fund Mobilizer and Indispensable Partner in Housing"*



## ANNEX A

## Retail Accounts 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	Building C, 3rd Floor, C5 MRB Condominium Project	Brgy. Ususan, Taguig City		-	Unit 310	-	-
2	Marycris Homes Subdivision	Bucandala 3, Imus City, Cavite	057-2013022760	9	13	75.00	-
3	Allenville Townhomes Phase II	Kawit, Cavite	1136095	5	1	59.00	59.00
4	Allenville Townhomes Phase II	Kawit, Cavite	707242	3	7	70.50	60.00
5	La Mar Village	Brgy. Guitnang Bayan 2, San Mateo, Rizal	009-2013007637	24	14	38.00	26.40
6	San Juan Heights Subdivision	Manila East Road, Brgy. Mambog, Binangonan, Rizal	068-2013000317/ 068-2013000318	4	1 & 2	587.00	160.00
7	Tierra Monte Subdivision	Brgy. Silangan, San Mateo, Rizal	009-2013002569	14	1	70.00	94.50
8	Grand Valley Subdivision	Brgy. Mahabang Parang, San Mateo, Rizal	068-20130002101		2	33.00	28.00
9	BF Condominium	Intramuros, Manila	26591	-	105	-	338.26
10	BF Condominium	Intramuros, Manila	26592	-	104	-	345.60
11	BF Condominium	Intramuros, Manila	26593	-	705	-	182.97
12	BF Condominium	Intramuros, Manila	26594	-	707	-	172.80
13	BF Condominium	Intramuros, Manila	26590	-	Basement	-	1,566.82
14	Galleria Townhomes	14th St., New Manila, Quezon City	11915	3	5	70.00	117.03
15	Armstrong Village	Brgy. Salawag, Dasmarinas City, Cavite	057-2015042899	4	50	38.00	21.00
16	Villa Gonzaga	Brgy. Poblacion, Umingan, Pangasinan	028-2018000691	14	4	150.00	-
17	Country Homes Subdivision	Brgy. San Fernando, Bangbang, Nueva Viscaya	036-2015001035		8	100.00	30.00
<b>Total</b>						1,290.50	3,202.38