

**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 appraisal of PhilGuarantee called property located in **Calamba City, Laguna**.

A. PROPERTY DESCRIPTION

The property subject of appraisal is a **house and lot** located at **Lot 6 Block 6 Road lot 5 (now Vanderbilt Street) Madison South Subdivision, Phase 4, Brgy. Batino, Calamba City, Laguna 4027**.

B. SCOPE OF WORK

The report should include the following data and other requirements:

1. Fair Market Value (FMV) using the Market Data Approach for the property
2. Zonal value
3. Assumptions and explanation in arriving at the valuation of the properties including done transactions;
4. Data information gathered as a basis of valuation
5. Lot Plotting
6. Pictures of the properties
7. Other methodologies/hypothetical analysis used to affirm the FMV
8. All comparables should be sited on the map or narrated in the report.
9. Information regarding the physical state of the property as shown in the attached Annex "A"

C. TIMETABLE

The appraisal reports must be completed within five (5) working days from receipt of the PhilGuarantee's Notice to proceed.

PhilGuarantee shall charge a penalty rate of 5% of contract price per day of delay in the submission of Appraisal Report. However, after three (3) days of delay, PhilGuarantee shall have the right to terminate the contract.

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 **Ten Thousand Pesos Only (₱10,000.00)**.

1. Damaged by the following in the last five years:

Damaged		Not Damaged	
<input type="checkbox"/>	Flood	<input type="checkbox"/>	Flood
<input type="checkbox"/>	Lahar	<input type="checkbox"/>	Lahar
<input type="checkbox"/>	Earthquake	<input type="checkbox"/>	Earthquake
<input type="checkbox"/>	Landslide	<input type="checkbox"/>	Landslide

2. Within the following areas:

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Flood prone area
<input type="checkbox"/>	<input type="checkbox"/>	Lahar prone area
<input type="checkbox"/>	<input type="checkbox"/>	Earthquake fault line
<input type="checkbox"/>	<input type="checkbox"/>	Landslide prone area

3. With visible cracks

<input type="checkbox"/> Yes	_____	<input type="checkbox"/> No

