



REQUEST FOR QUOTATION

Date : _____

RFQ No.: _____

Name of Company : _____

Address : _____

Name of Store/Shop : _____

Address : _____

TIN : _____

PhilGEPS Registration Number (required prior to award): _____

The Small Business Corporation (SBCorp), through its Bids and Awards Committee (BAC), intends to procure **Third Party Appraisal Company** in accordance with Section 53.9 of the 2016 revised Implementing Rules and Regulations of Republic Act of 9184.

Please quote your **best offer** for the item/s described herein, **subject to the Terms and Conditions** provided at the last page of this RFQ. Submit your quotation duly signed by you or your authorized representative not later than **April 04, 2024 at 10:00am**. A copy of your **latest Business/Mayor's Permit, Philgeps Registration, Omnibus Sworn Statement(notarized and BIR 2303** is also required to be submitted along with your quotation/proposal.

For any clarification, you may contact us at telephone no. (02) 5328-1100 to 10 local 1734 or email address at jbperez@sbcorp.gov.ph; bac@sbcorp.gov.ph


Rowena G. Betia

BAC Chairperson 

INSTRUCTIONS:

1. Accomplish this RFQ correctly and accurately.
2. Do not alter the contents of this form in any way
3. All technical specifications are mandatory. Failure to comply with any of the mandatory requirements Will disqualify your quotation.
4. Failure to follow these instructions will disqualify your entire quotation.

After having carefully read and accepted the Terms and Conditions, I/we submit our quotation/s for the item/s as follows:

Procurement of (Name of Item/s to be procured)	
TECHNICAL SPECIFICATIONS (detailed)	REMARKS
<p style="text-align: center;">TERMS OF REFERENCE</p> <p style="text-align: center;">OUTSOURCING OF THIRD-PARTY APPRAISAL COMPANY SB CORP ROPA FOR DISPOSAL</p> <p>I. OBJECTIVE To determine the appropriate market valuation of SB Corp properties/assets for disposal/sale to be conducted by third-party professional and/or licensed property appraisers in accordance with International Valuation Standards (IVS), Generally Accepted Valuation Principles (GAVP), Philippine Valuation Standards (PVS), or best practice in the valuation profession.</p> <p>II. METHODOLOGY The valuation study of third-party appraiser/appraisal companies shall conform to the provisions of the International Valuation Standards (IVS) or Philippine Valuation Standards (PVS). It shall further comply with standard valuation approaches such as the direct market comparison approach, the cost approach, and income approaches.</p> <p>III. SCOPE OF WORK The services to be provided by third-party appraiser/appraisal companies would include among others:</p> <ol style="list-style-type: none"> 1. Inspection and valuation of lands and improvements, exact identification and pin-pointing of the property and investigation of the utility, environment market condition, sales and holding prices of similar land and supplemented by informed local opinions and records of judgment; 2. Using appropriate appraisal technique giving due consideration to all elements of costs to arrive at an estimate of the MARKET VALUE; 3. Preparation of two (2) hard copies and digital copy in JPG of photos and PDF format of the valuation/appraisal report, which shall summarize the principles, methodology and valuation procedures applied and appraisal results developed; and 4. Provide disclosures in the Appraisal Report if 	

with/without road right of way or any other liens/encumbrances in the subject property..

IV. APPRAISAL FEE

The appraisal fee for the service rendered by the third-party appraiser/appraisal company to be charged to SB Corp shall be the least cost among the submitted quotations (inclusive of VAT) and other related charges.

Payment shall be subject to the following:

- Full payment within fifteen (15) working days upon submission of final valuation report

V. DOCUMENTS TO BE PROVIDED TO THIRD-PARTY APPRAISER

1. Transfer of Certificate of Titles
2. Tax Declaration (Land)
3. Location/Vicinity Map;
4. Contact person/telephone numbers
5. Letter of Authority to inspect the property

VI. DELIVERABLES & TIMELINE

1. Submission of Appraisal Report shall be within 10 to 15 days upon receipt of SB Corp Terms of Reference (TOR).
2. Final Appraisal Report shall be submitted in hard copies (2 copies) and digital copy in JPG and PDF format.
3. Photographs of all road access if interior, road right of way, community facilities, significant landmarks, market data sources, and among others shall be properly labelled and be provided in the hard copies and digital copy.

VII. BUDGET ALLOCATION

The budget allocation for the appraisal of two (2) properties is estimated at Php 75,000.00.

DELIVERY REQUIREMENT

- a) SBCorp Makati Head Office (19th Flr)
- b) 1 lot

FINANCIAL OFFER:

Please quote your **best offer** for the item below. Please do not leave any blank items. Indicate "0" if item being offered is for free.

PROCUREMENT OF (name of item/s to be procured)			
Quantity (A)	Description/Brand/Model (B)	Unit Price (C)	Total Offered Quotation (A x C)
Php75,000.00 Tax Inclusive			In words _____
			In figures: _____

TERMS AND CONDITIONS

1. Bidders shall provide correct and accurate information required in this form.
2. Bidders may quote for any or all the items.
3. Price quotation/s must be valid for a period of thirty (30) calendar days from the date of submission.
4. Price quotation/s, to be denominated in Philippine peso, shall include all taxes, duties and/or levies payable.
5. Quotations exceeding the Approved Budget for the Contract (ABC) shall be rejected.
6. Award of contract shall be made to the lowest quotation (for goods and infrastructure) or, the highest rated offer (for consulting services) which complies with the minimum technical specifications and other terms and conditions stated herein.
7. Any interlineations, erasures or overwriting shall be valid only if they are signed or initialed by you or any of your duly authorized representative/s.
8. The item/s shall be delivered according to the requirements specified in the Technical Specifications.
9. The SBCorp shall have the right to inspect and/or to test the goods to confirm their conformity to the technical specifications.
10. In case of two or more bidders are determined to have submitted the Lowest Calculated Quotation/Lowest Calculated and Responsive Quotation, the SBCorp shall adopt and employ "draw lots" as the tie-breaking method to finally determine the single winning provider in accordance with GPPB Circular 06-2005.
11. Payment shall be made after delivery and upon the submission of the required supporting documents, i.e, order slip and/or billing statement, by the contractor. Our Government Servicing Bank, i.e, the Land Bank of the Philippines, shall credit the amount due to the contractor's identified bank account not earlier than twenty four (24) hours, but not later than forty-eight (48) hours, upon receipt of our advice. Please note that the corresponding bank transfer fee, if any, shall be chargeable to the contractor's account.

12. Liquidated damages equivalent to one tenth of one percent (0.1%) of the value of the goods not delivered within the prescribed delivery period shall be imposed per day of delay. The SBCorp shall rescind the contract once the cumulative amount of liquidated damages reaches ten percent (10%) of the amount of the contract, without prejudice to other courses of action and remedies open to it.

Office Telephone No. _____

Signature over Printed Name

Mobile No. _____

Position/Designation

Email address: _____

TERMS OF REFERENCE

OUTSOURCING OF THIRD-PARTY APPRAISAL COMPANY SB CORP ROPA FOR DISPOSAL

I. OBJECTIVE

To determine the appropriate market valuation of SB Corp properties/assets for disposal/sale to be conducted by third-party professional and/or licensed property appraisers in accordance with International Valuation Standards (IVS), Generally Accepted Valuation Principles (GAVP), Philippine Valuation Standards (PVS), or best practice in the valuation profession.

II. METHODOLOGY

The valuation study of third-party appraiser/appraisal companies shall conform to the provisions of the International Valuation Standards (IVS) or Philippine Valuation Standards (PVS). It shall further comply with standard valuation approaches such as the direct market comparison approach, the cost approach, and income approaches.

III. SCOPE OF WORK

The services to be provided by third-party appraiser/appraisal companies would include among others:

1. Inspection and valuation of lands and improvements, exact identification and pin-pointing of the property and investigation of the utility, environment market condition, sales and holding prices of similar land and supplemented by informed local opinions and records of judgment;
2. Using appropriate appraisal technique giving due consideration to all elements of costs to arrive at an estimate of the MARKET VALUE;
3. Preparation of two (2) hard copies and digital copy in JPG of photos and PDF format of the valuation/appraisal report, which shall summarize the principles, methodology and valuation procedures applied and appraisal results developed; and
4. Provide disclosures in the Appraisal Report if with/without road right of way or any other liens/encumbrances in the subject property.

IV. APPRAISAL FEE

The appraisal fee for the service rendered by the third-party appraiser/appraisal company to be charged to SB Corp shall be the least cost among the submitted quotations (inclusive of VAT) and other related charges.



Payment shall be subject to the following:

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VII. BUDGET ALLOCATION

The budget allocation for the appraisal of two (2) properties is estimated at Php 75,000.00.

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to be a name, possibly "P. ...".

SN No. 1738301

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
(Land Registration Authority)
QUEZON CITY

REGISTRY OF DEEDS FOR THE DAVAO CITY

Transfer Certificate of Title

No. 1738301

IT IS HEREBY CERTIFIED that certain land situated in the City of Davao
Philippines bounded and described as follows:

A parcel of land (Lot 1 of the subdivision plan (LRC) Ped-2873, being a portion of the parcel of land described on plan Ped-125491, LRC (CAR) Reg. No. H. 3751, situated in the City of Davao, Island of Mindanao, bounded on the NE. points 4 to 5 by Lot 78-C, Ped-18672 (Heirs of Jesus S. Soriano) on the SE. points 5 to 6 and 6 to 1 by Bolton St., on the SW. points 1 to 2 by Lot 2 of the subdivision plan on the NW. points 2 to 4 by ranch of Davao River, beginning at a point marked "1" on plan being S. 16 deg. 33' W., 587.55 m. from Monument 18, Davao Townsite T h o s e c a * * * * * N. 78 deg. 44' W., 172.76 m. to point 2; N. 27 deg. 02' E., 36.73 m. to point 3; is registered in accordance with the provisions of the Property Registration Decree in the name of

PENINSULA DEVELOPMENT BANK AND GUARANTEE FUND FOR SMALL & MEDIUM ENTERPRISES (PDFM).

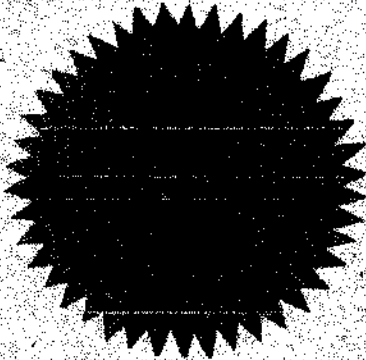
as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 21st day of April in the year nineteen hundred and 1955 in the Registration Book of the Office of the Register of Deeds of Davao City, Volume 9-1, page 36 as Original Certificate of Title No. 1034, pursuant to Decree No. 6748 issued in L. R. C. Record No. 3751, case no. 76 in the name of

This certificate is a transfer from Transfer Certificate of Title No. T-00050 which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at the City of Davao
Philippines, on the 10th day of January
in the year nineteen hundred and ninety-five
at 4:55 a.m.

ATTEST:



Manila, Philippines
Reg/ (Owner's postal address)

OFFICE REGISTER OF DEEDS

ALDIA P. GARCIA
OFFICIAL REGISTER OF DEEDS

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

OWNER'S DUPLICATE CERTIFICATE

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No. (continuation of technical description)

N. 60 deg. 15'E., 32.50 m. to point 4; S. 74 deg. 30'E., 143.29 m. to point 5;
 S. 18 deg. 17'W., 36.04 m. to point 6; S. 12 deg. 44'W., 10.60 m. to point
 of beginning: Containing an area of EIGHT THOUSAND FIVE HUNDRED FORTY EIGHT
 (8,548) SQUARE METERS, more or less. All points referred to are indicated on
 the plan and are marked on the ground as follows: Points 1 and 2 by P.S. cyl.
 cond. cons. 15 x 60 cms. and the rest by old P.S. cyl. cond. cons. 15 x 60 cms.
 Bearings true, declination 1 deg. 30'E., Date of original survey, March 11,
 1950 and that of the subdivision survey, March 30, 1959.

8
 ENTRY NO. 612482 INSTRUMENT DEPENDENT FILED BY
Rupardo P. Ruy
Seawoo City *CMN 20/12/95* Regional Trial Court,
Noron Reservoir, Div. 1, Cag. 115-95 *Pinarua*
Dev. Corp.

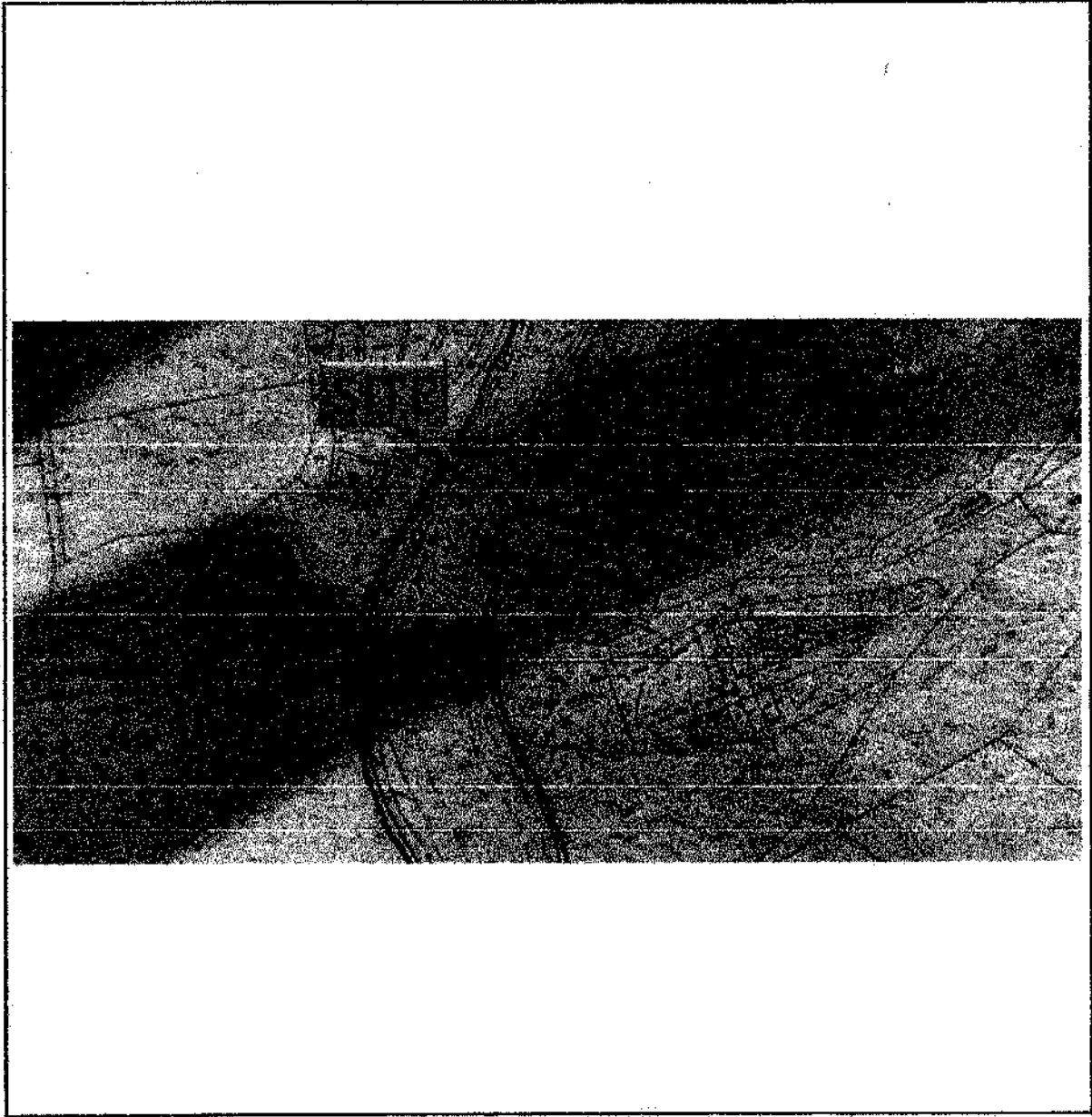
DATE OF INSTRUMENT 6-13-91
 DATE OF INCORPORATION 6-21-91 *3:15 p.m.*
[Signature]
2-9-96

ENTRY NO. 932029 INSTRUMENT DEPENDENT FILED BY
Atty. Pedro Castillo
Seawoo City *CMN 01/12/95* *RTC, Div. 12,*
Noron Reservoir, Div. 1, Cag. 115-95 *24, 021-95* *ENTIRE*
Praventa Inc. for Prava & Marina Ent. *Pinarua Div. Bank*

DATE OF INSTRUMENT 01-28-90
 DATE OF INCORPORATION 1-27-90 *2:05 p.m.*
[Signature]
2-9-96

(Memorandum of Encumbrances continued on Page -B)
 (Technical Description continued on Additional Sheet Page -)

APPRAISAL REPORT: SMALL BUSINESS CORPORATION - NRT-01



SN No. 1738304

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
(Land Registration Authority)
QUEZON CITY

REGISTRY OF DEEDS FOR THE DAVAO CITY

Transfer Certificate of Title

No. 1-180312

IT IS HEREBY CERTIFIED that certain land situated in the City of Davao

Philippines

bounded and described as follows:

A parcel of land (Lot No. 926 of the Cadastral Survey of Davao, with the improvements thereon), situated in the Barrio of Talsam, City of Davao, bounded on the NE., by Lots Nos. 927 and 938, on the SE., by Lots Nos. 942 and 914, on the SW., by Lot No. 915, and on the NW., by Lot No. 916. Beginning a point marked "1" on plan being S. 47 deg. 05' E., 674.36 m. from BLN No. 40, thence, 1. S. 56 deg. 19' E., 229.00 m. to point 2; S. 33 deg. 39' E., 254.39 m. to point 3; S. 33 deg. 28' E., 218.65 m. to point 4; S. 57 deg. 45' E., 112.83 m. to point 5; S. 56 deg. 39' W., 113.20 m. to point 6; N. 33 deg. 47' W., 466.03 m. to the point of beginning, containing an area of ONE HUNDRED SIX THOUSAND FOUR HUNDRED PENINSULA DEVELOPMENT BANK AND GUARANTEE FUND FOR SMALL & MEDIUM ENTERPRISES (SDFME).

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 20th day of November in the year nineteen hundred and thirty-nine in the Registration Book of the Office of the Register of Deeds of Davao City, Volume 5-1 page 19, as Original Certificate of Title No. 10, pursuant to Decree No. 712907 issued in L. R. C. cadastral Record No. 217, case No. the name of _____. This certificate is a transfer from _____ Certificate of Title No. 1-110002, which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at the City of Davao
Philippines, on the 10th day of January
in the year nineteen hundred and ninety-one
at 4:25 p. m.

ATTEST:

Manila, Philippines

ng/ (Owner's postal address)

REGISTER OF DEEDS

ALUDIA P. GADIA
SPENCER L. BARRIDO (Register of Deeds)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

OWNER'S DUPLICATE CERTIFICATE

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No. (continuation of technical description)

and FIFTY TWO (106,492) SQUARE METERS, more or less. All points referred to are indicated on the plan on bearings true, declination 2 deg. 14'E., Date of survey February 1916-May 1920, 1-

H

6/24/82

Reginald T. Keye

*Kansas City
Northwestern & Sub. Corp.
Levee. Corp.*

*Regional Trial Court,
Civil Case No. 20, 465-90
P. Minerva*

*6-13-91
6-21-91*

*3:15 p.m.
Wm. J. ...*

2-9-96

Q19029

Atty Peter Carlisle

*Kansas City
Northwestern & Sub. Corp., et al.
and guarantee fund for ...
P. Minerva*

*P. Minerva
Civil Case No. 24, 071-95*

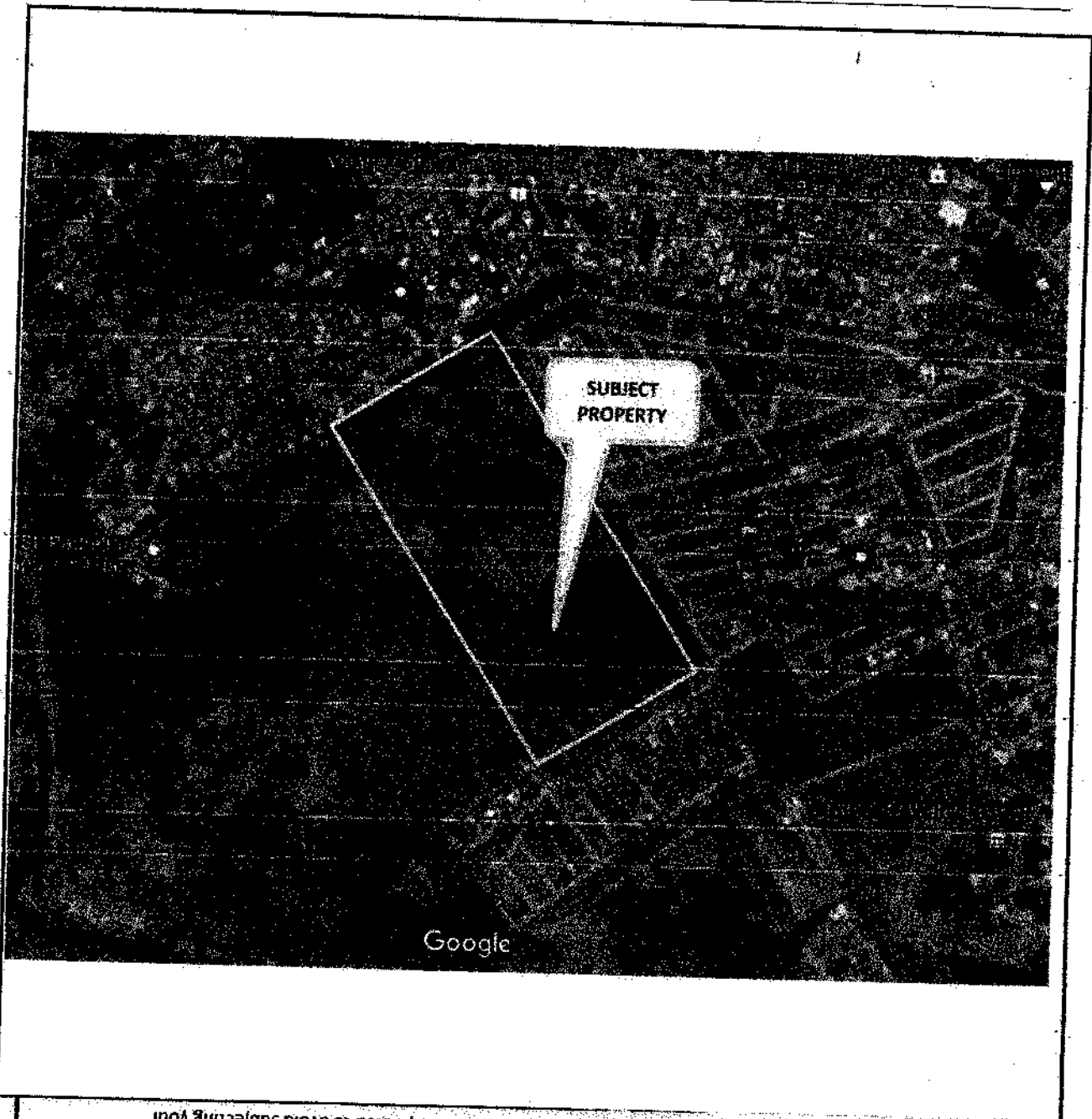
*9-21-90
1-23-96*

*2:05 p.m.
Wm. J. ...*

2-9-96

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page -)

APPRAISAL REPORT: SMALL BUSINESS CORPORATION - NRT-02



1. Please ensure that payments for your Real Estate Tax are updated to avoid subjecting your

IMPORTANT INFORMATION ABOUT YOUR HOUSING LOAN