



**PHILIPPINE PORTS
AUTHORITY**

Port Management Office of Batangas

PPA ADMINISTRATION BUILDING, PORT ACCESS ROAD, CALICANTO, BATANGAS CITY 4200, PHILIPPINES
TEL. NOS. (063) (43) 723-4293, 723-8704, 723-8705, 723-8706, 723-7716, 723-9173, 723-1701, 723-7896, 723-8802, 722-2428

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ISO 9001:2008 CERTIFIED

by TÜV Rheinland Phils. Inc.

Facilitation of Vessel Entrance and Clearance Process

CERTIFICATION No. 01 100 106294

REQUEST FOR QUOTATION

1. The Philippine Ports Authority - Port Management Office of Batangas (PPA-PMOB) through its Bids and Awards Committee for the Procurement of Goods and Consultancy and other Services (BAC-PGCS) will undertake procurement of property appraisal services in accordance with Section 53.9, Small Value Procurement, of the Revised Implementing Rules and Regulations of Republic Act No. 9184. The details of the project are the following:

- a. Name of Project : **Property Appraisal Services for the Proposed Acquisition of Properties covered by Batangas Port Development Project – Phase III Area**
- b. Brief Description : **To obtain quality and timely appraisal of Current and Fair Market Valuation of affected lots and recommend appropriate price offer for negotiated sale of said properties**
- c. Delivery Period / Duration : **Not to exceed sixty three (63) calendar days or nine (9) weeks**
- d. Approved Budget for the Contract (ABC) : **Php 90,000.00**
- e. Source of Fund : **PPA Corporate Operating Budget**

2. The duly accomplished **Price Quotation Form (Annex "A")** and **Omnibus Sworn Statement Form (Annex "B")** together with **CERTIFIED TRUE COPY** of the following documents **must be placed in a sealed envelope and submitted in accordance with Item No. 3** hereof:

- a. Registration Certificate (e.g. DTI for sole proprietorship, SEC, etc.)
- b. Valid Mayor's Permit
- c. Printout of Organization Information page indicating **PhilGEPS Registration Number**;
- d. BIR Certificate of Registration
- e. Latest Income Tax / Business Tax returns
- f. Valid Barangay Business Clearance
- h. Signed Terms of Reference

Non-submission of any of the above required documents shall be a ground for disqualification.

3. All quotations may be submitted by mail, courier or hand carried on or before **9:00 a.m., November 13, 2017** at the **Port Services Division Office, 5/F, PPA Administration Building, Port Access Road, Calicanto, Batangas City** addressed to:

RESTITUTO S. SEBOLLENA
Chairman, BAC-PGCS
Philippine Ports Authority
PMO-Batangas,
PPA Administration Building,
Port Access Road, Calicanto, Batangas City 4200

4. All quotations shall be inclusive of the applicable Value Added Tax (VAT) and shall be valid for a period of ninety (90) calendar days from the deadline of submission of quotations.

VISION

"By 2020, PPA shall have provided port services of global standards"

MISSION

1. Provide reliable and responsive services in ports, sustain development of community and the environment, and be a model corporate agency of the government
2. Establish a mutually beneficial, equitable, and fair relationship with partners and service providers.
3. Provide meaningful and gainful employment while creating a nurturing environment that promotes continuous learning and improvement.
4. Establish a world-class port operation that is globally competitive adding values to the country's image and reputation.

5. The Authorized Representative must sign the conforme of the **Terms of Reference** of this RFQ.
6. Any interlineations, erasures or overwriting shall be valid only if they are signed or initialed by the signatory or his/her duly authorized representative/s.
7. The project shall be awarded to the supplier determined to have submitted the complete documents and lowest quotation or the single quotation in case of lone supplier.
8. Prospective supplier shall be a duly licensed Filipino citizens/sole proprietorship; partnerships, organizations, cooperatives duly organized under laws of the Philippines or a joint venture with at least sixty percent (60%) interest or outstanding capital stock belongs to Filipino Business partner.
9. PPA-PMOB reserves the right to reject any or all quotations at any time prior to award of the project without thereby incurring any liability to the affected proponents and to waive any minor defects therein and to accept quotation as may be considered advantageous to the government.
10. For the information, you may contact **Ms. Jocelyn P. Boongaling**, Head, BAC Secretariat at Telephone No. **(043) 723-9173**.

(SGD)
RESTITUTO S. SEBOLLENA
Chairperson, Bids and Awards Committee
for the Procurement of Goods and Consultancy
and other Services (BAC-PGCS)

Price Quotation Form

Date: _____

RESTITUTO S. SEBOLLENA

Chairperson, Bids and Awards Committee for Procurement
of Goods and Consultancy and other Services
Port Management Office of Batangas
Philippine Ports Authority
PPA Administration Building
Port Access Road, Calicanto
Batangas City

Dear Mr. Sebollena,

After having carefully read and accepted the terms and conditions in the Request for Quotation (RFQ) for the project entitled "**Property Appraisal Services for the Proposed Acquisition of Properties covered by Batangas Port Development Project – Phase III Area**", we hereby submit our proposal corresponding to your requirements.

Item Description	Quoted Amount (in Pesos)
Property Appraisal Services for the Proposed Acquisition of Properties covered by Batangas Port Development Project – Phase III Area	
TOTAL	

The above quoted prices are inclusive of all costs and applicable taxes.

Very truly yours,

Name/Position/Signature of Representative

Name of Company

Company Address

Contact Number

Email Address

Omnibus Sworn Statement

REPUBLIC OF THE PHILIPPINES)
 CITY/MUNICIPALITY OF _____) S.S.

AFFIDAVIT

I, _____, of legal age, _____, _____, and residing at

[Name of Affiant] [Civil Status] [Nationality]

[Address of Affiant]

after having been duly sworn in accordance with law, do hereby depose and state that:

1. Select one, delete the other:

If a sole proprietorship: I am the sole proprietor or authorized representative of _____
 _____ with office address at _____;
 [Name of Bidder] [address of Bidder]

If a partnership, corporation, cooperative, or joint venture: I am the duly authorized and designated
 representative of _____ with
 _____ office address at _____;
 [Name of Bidder] [address of Bidder]

2. Select one, delete the other:

If a sole proprietorship: As the owner and sole proprietor, or authorized representative of _____
 _____ I have full power and authority to do, execute and perform any and all
 _____ acts necessary to participate, submit the bid, and to sign and execute the ensuing contract for _____
 _____ of the _____
 _____ as shown in the attached duly notarized Special Power of Attorney;
 the Procuring Entity] [Name of the Project] [Name of

If a partnership, corporation, cooperative, or joint venture: I am granted full power and authority to do, execute
 and perform any and all acts necessary to participate, submit the bid, and to sign and execute the ensuing
 contract for _____
 _____ of the _____,
 _____ as shown in the attached _____
 _____ [state title of attached

document showing proof of authorization (e.g., duly notarized Secretary's Certificate, Board/Partnership Resolution, or Special Power of Attorney, whichever is applicable);

- 3.** _____ is not "blacklisted" or barred from bidding by the
 _____ Government of the Philippines or any of its agencies, offices, corporations, or Local Government Units, foreign
 government/foreign or international financing institution whose blacklisting rules have been recognized by the
 Government Procurement Policy Board;
- 4.** Each of the documents submitted in satisfaction of the bidding requirements is an authentic copy of the original, complete, and all statements and information provided therein are true and correct;
- 5.** _____ is authorizing the Head of the Procuring Entity
 _____ or its duly authorized representative(s) to verify all the documents submitted;
- 6. Select one, delete the rest:**

If a sole proprietorship: The owner or sole proprietor is not related to the Head of the Procuring Entity, members of the Bids and Awards Committee (BAC), the Technical Working Group, and the BAC Secretariat, the

head of the Project Management Office or the end-user unit, and the project consultants by consanguinity or affinity up to the third civil degree;

If a partnership or cooperative: None of the officers and members of _____
[Name of Bidder]

is related to the Head of the Procuring Entity, members of the Bids and Awards Committee (BAC), the Technical Working Group, and the BAC Secretariat, the head of the Project Management Office or the end-user unit, and the project consultants by consanguinity or affinity up to the third civil degree;

If a corporation or joint venture: None of the officers, directors, and controlling stockholders of _____
_____ is related to the Head of the Procuring Entity,
[Name of Bidder]

members of the Bids and Awards Committee (BAC), the Technical Working Group, and the BAC Secretariat, the head of the Project Management Office or the end-user unit, and the project consultants by consanguinity or affinity up to the third civil degree;

7. _____ complies with existing labor laws and standards; and
[Name of Bidder]

8. _____ is aware of and has undertaken the following responsibilities as a Bidder:
[Name of Bidder]

- a) Carefully examine all of the Bidding Documents;
- b) Acknowledge all conditions, local or otherwise, affecting the implementation of the Contract;
- c) Made an estimate of the facilities available and needed for the contract to be bid, if any; and
- d) Inquire or secure Supplemental/Bid Bulletin(s) issued for the
_____.
[Name of the Project]

9. _____ did not give or pay directly or indirectly, any commission,
[Name of Bidder]
amount, fee, or any form of consideration, pecuniary or otherwise, to any person or official, personnel or representative of the government in relation to any procurement project or activity.

IN WITNESS WHEREOF, I have hereunto set my hand this ___ day of _____, 20__ at _____, Philippines.

Bidder's Representative/Authorized Signatory

SUBSCRIBED AND SWORN to before me this ___ day of _____ at _____
Philippines. Affiant/s is/are personally known to me and was/were identified by me through competent evidence of identity as defined in the 2004 Rules on Notarial Practice (A.M. No. 02-8-13-SC). Affiant/s exhibited to me his/her _____, with his/her photograph and signature appearing thereon,
[insert type of government identification card used]
with no. _____ and his/her Community Tax Certificate No. _____ issued on ___ at _____.

Witness my hand and seal this ___ day of _____.

NAME OF NOTARY PUBLIC

Serial No. of Commission _____

Notary Public for _____ until _____

Roll of Attorneys No. _____

PTR No. _____ [date issued], [place issued]

IBP No. _____ [date issued], [place issued]

Doc. No. _____

Page No. _____

Book No. _____

Series of _____

TERMS OF REFERENCE

FOR PROPERTY APPRAISAL SERVICES PURSUANT TO RA NO. 10752 FOR THE PROPOSED ACQUISITION OF PROPERTIES COVERED BY BATANGAS PORT DEVELOPMENT PROJECT - PHASE III AREA

1. BACKGROUND

Pursuant to Board Resolution No. 2348 which was adopted on 11 December 2013, the General Manager issued on 13 December 2013 PPA Special Order No. 891-2013 creating the Special Committee composed of the Technical Assistants of the Members of the Board to determine the future area required by Batangas Port Development Project - Phase-III (BPDP-Phase III) of PPA, which will mirror-image the completed Container Terminal A-1 of Phase-II.

BPDP-Phase III facilities is envisioned to serve as an alternative port of destination for container cargoes from the Manila Ports and is expected to address the demands for more container space arising from regional development of the CALABARZON, expanded Metro Manila areas and Southern Tagalog. The planned development of Phase-III is consistent with the national government's plan to complement Manila Ports and distribute traffic to Batangas and Subic ports.

As basis for the procurement of the services of a Government Financial Institution (GFI) or Independent Property Appraiser (IPA) accredited by either Bangko Sentral ng Pilipinas (BSP) or a professional association of appraisers recognized by the BSP to determine the appropriate price of properties to be offered to the property owners through negotiated sale under Section 6 of the Implementing Rules and Regulations (IRR) of Republic Act (RA) No. 10752 or the Right-of-Way Act, the GFI/IPA shall provide the appraisal services for the purpose of acquisition of properties covered by BPDP-Phase III area.

2. OBJECTIVES OF THE SERVICES

PPA, wishes to engage the services of a GFI/IPA that would undertake appraisal in order to:

- a) Provide quality and timely appraisal of Current and Fair Market Valuation (CFMV) of the lots enumerated in **Annex "A"** hereof, the replacement cost of structures/improvements, if any; and the CFMV of crops and trees, if any.
- b) To recommend the appropriate price offer for negotiated sale of the properties enumerated above.

3. REQUIRED OUTPUTS

The GFI/IPA is expected to deliver the Appraisal Report containing:

- c) Estimated CFMV of the land;
- d) Estimated replacement cost of structures and improvements therein.
- e) Estimated CFMV value of crops and trees therein.

- f) Recommended compensation price offer for negotiated sale for the properties enumerated above.
- g) Photographs of individual lots with structures and improvements or crops and trees therein, if any.
- h) Other reports/advisories as needed in the negotiation proceedings.

The Appraisal Report must be signed by a real property appraiser, and valuer duly licensed by the Professional Regulation Commission (PRC) and registered with the Professional Regulatory Board of Real Estate Service (PRBRES) pursuant to RA No. 9646 (Real Estate Service Act of the Philippines, 2009).

4. STANDARDS AND SPECIFICATIONS

In providing the services and delivering the desired outputs, the Appraiser shall observe the following standards and specification listed under Section 7 of RA No. 10752:

- a) The classification and use for which the property is suited which shall be based on, among other things, the latest approved land use plan and or zoning ordinance, if any, of the City of Batangas.
- b) The development cost for improving the land which shall be based on, among other things, the records and estimates of the City Assessor of Batangas, GFI or IPA for similar or comparable lands.
- c) The value declared by the owners which shall be based on the value shown in the owners' latest Tax Declaration Certificates or Sworn Statements.
- d) The current selling price of similar lands in the vicinity which shall be based on, among other things, the latest records on Deeds of Sale for similar lands in the office of the Register of Deeds of the City of Batangas.
- e) The reasonable disturbance compensation for the removal and /or demolition of certain improvements on the land and for the value of improvements thereon, if any which shall consider, among other things, the replacement cost of improvements at current market prices as provided in Section 6.6 of the IRR.
- f) The size, shape or location, tax declaration and zonal valuation of the land which shall be based on, among other things, the latest records on Deeds of Sale in the Register of Deeds, Tax Declaration issued by the Assessor's Office of the City of Batangas, Zonal Valuation of BIR for comparable properties.
- g) The price of the land as manifested in the ocular findings, oral as well as documentary evidence presented; and
- h) Such facts and events so as to enable the affected property owners to have sufficient funds to acquire similarly situated lands of approximate areas as those required from them by the government, and thereby rehabilitate themselves as early as possible.

5. DURATION OF SERVICES AND TIMETABLE FOR DELIVERY OF OUTPUTS

The GFI/IPA shall perform the services and deliver the required outputs to PPA within sixty three (63) calendar days (cd) or nine (9) weeks from receipt of the Notice to Proceed (NTP) and according to the following schedule:

Phases	Timeline	Deliverables	Remarks
Pre-Project Start-up	1 st Week	Planning Framework <ul style="list-style-type: none"> • Conferences/meetings • Confirmation of Proposal • Consolidation and review of documents 	Documents needed: <ul style="list-style-type: none"> • Project layout • Survey plan • Parcellary Plans Indicating Title and Tax Dec per lot
Pre-Site Visit	2 nd Week	Site Familiarization <ul style="list-style-type: none"> • Meetings with Barangays Officials • Establishment of Field Office • Pre-Site Inspection • Securing Other References (Tax Map/Tax Declaration) from the Assessors 	
On-Site Investigation and Analysis	3 rd & 4 th Weeks	Property Identification and Site Analysis <ul style="list-style-type: none"> • Identification of each property on ground versus plans submitted that includes its location, accessibility, terrain, developments and improvements thereon. • Definition of physical features of improvements and their conditions and measurements. • Counts of considerable trees within each affected lot and other structures on site, if any. • Investigation, queries and validation of current prices of lots and sold properties in the project vicinity • Canvass of current construction materials in the locality 	

h

On-Site Validation of Ownership	5 th Week	Documentation of Properties Affected <ul style="list-style-type: none"> • Securing or verification of documents (Titles) with Registry of Deeds and other agencies concerned 	
Off Site (Office)	6 th Week	Write-ups and Preparation of Draft Report <ul style="list-style-type: none"> • Consolidation of Analysis of gathered data and information. • Establishing benchmarks of valuation and calculations of market value per property • Composition and printing of Draft Report 	
	7 th Week	Review of Draft Report <ul style="list-style-type: none"> • Reproduction of gathered documents for attachments. • Compilation of write-ups and attachments for submission • Submission of Draft Report to PPA for Comment 	
	8 th Week	Review of Revised Draft Report <ul style="list-style-type: none"> • Review of findings or comments on the Draft report. • Preparation of Revised Draft Report. • Submission of Revised Draft Report to PPA. 	
	9 th Week	Final Report/Output- Six (6) Copies of Report <ul style="list-style-type: none"> • Review and reproduction of Revised Draft Report and submission as Final Appraisal Report (6 copies) 	

6. QUALIFICATIONS OF GFI /IPA

The GFI must be with adequate experience in property appraisal.

The IPA must be accredited by the BSP or by a professional association of appraisers recognized by BSP. The IPA must comply with the experience and

other eligibility requirements provided in RA 9184 and its IRR, including the registration and licensed required for a Real Estate Appraiser.

7. PERFORMANCE SECURITY FOR THE UNDERTAKING

PPA shall require the posting of performance security by the GFI/IPA for the faithful and timely performance of the undertaking herein specified.

8. OTHER RESPONSIBILITY OF THE GFI/IPA

To execute judicial affidavit in case of acquisition through expropriation proceedings and to appear in court hearings whenever their presence is required.

Materials and other facilities to be used for the undertaking as well as all incidental expenses shall be borne by the GFI/IPA.

9. LIQUIDATED DAMAGES FOR DELAY

If the GFI/IPA fails to deliver any or all of the services with the period specified herein, PPA shall without prejudice to its other remedies, deduct from the contract price as liquidated damages a sum equivalent to 1/10 of 1% of the price of the unperformed portion of the services for each day of delay, based on the period specified up to a maximum deduction of 10% of the contract price. Once the maximum deduction has been reached, PPA may consider the termination of the contract.

Prepared by:

(SGD)

CESAR B. GUCE

Head, TWG-LandCom / End-User

Approved by:

(SGD)

LEOPOLDO C. BISCOCHO, JR.

Chairman, LandCom

DETAILS OF PROPERTIES AFFECTED BY THE PROPOSED BATANGAS PHASE III PROJECT-RE-VALIDATED					
	Location/ Land Classification	Name of Landowner/s	Cadastral lot	Tax Declaration No./ TCT No.	Total Area
A. BARANGAY STA. CLARA					
1	Barangay Sta. Clara/ Interior Agricultural	Popula Llana	1098	RT-1529 (22988)/ 090-00023	299
			6041-B		40,872
			1104		3,570
2	Barangay Sta. Clara/ Interior Agricultural	Sps. Florencio A. Mercado, and Zenaida I. Mercado	1099	RO-27812/ 0090-00270	10,986
3	Barangay Sta. Clara/ Interior Agricultural	Lourdes L. Montaño, et.al	1100	0090-00325	10,290
			1101	0090-00324	11,123
4	Barangay Sta. Clara/ Interior Agricultural	Shella Rosalia Malabanan, et. Al	1102-B	T-62286/ 0090-00470	17,947
5	Barangay Sta. Clara/ Interior Agricultural	Elvira Dizon Ama	1165 -B PT	0033-04247	582
B. BARANGAY BOLBOK					
6	Barangay Bolbok/ Interior Agricultural	Heirs of Anastacia Perez, et al.	1202 PT	0090-00692	93,112
7	Barangay Bolbok/ Interior Agricultural	Aurea Acosta, married to Roman Acosta	1167-B	0033-02518	614
8	Barangay Bolbok/ Interior Agricultural	Juana Macalalad	1172-A	0033-01461	67
			1173-A	0033-01463	2,094
			1174	0033-01464	481
9	Barangay Bolbok/ Interior Agricultural	Arsenia Macatangay, Et.Al Daniel Macatangay	1196-A PT	0033-02658	96
10	Barangay Bolbok/ Interior Agricultural	Manolo Macatangay	1198-A	0033-02537	1,464
11	Barangay Bolbok/ Interior Agricultural	Amando Aldover/ Valeria Aldover/Jose Firmie	1200-A-1/ 1200-B-1	0033-02289/ 0033-00575	1,443
12	Barangay Bolbok/ Interior Agricultural	Eduardo Aldover	1201	0033-02352	3,017
13	Barangay Bolbok/ Interior Agricultural	Melanio D. Acosta	1203	0033-03045	3,446.75
14	Barangay Bolbok/ Interior Agricultural	Unknown	1203	0033-03466	5,210
15	Barangay Bolbok/ Interior Agricultural	Heirs of Anastacia Perez	1205	0033-02350	2,448

DETAILS OF PROPERTIES AFFECTED BY THE PROPOSED BATANGAS PHASE III PROJECT-RE-VALIDATED					
	Location/ Land Classification	Name of Landowner/s	Cadastral lot	Tax Declaration No./ TCT No.	Total Area
16	Barangay Bolbok/ Interior Agricultural	Lydia A. Balina	1208-A	0033-01934	197
17	Barangay Bolbok/ Interior Agricultural	Prime Meridian PowerGen Corp	1203	0033-04280	4,531.00
			1206 -A PT	0033-04262	5,510
			1207	0033-2369	520
			1211-A	0033-02368	1,918
			1213-A		1,881
1214-A PT	0033-02365	524			
17			27		224,242.75

NOTE:

17-Landowners

27-Cadastral Lots

Total Area:

224,242.75 sq.m.

22.42 Hectares

22.424