

PROJECT: HIRING OF TWO (2) EXTERNAL APPRAISAL COMPANIES FOR
THE APPRAISAL OF VARIOUS SSS-OWNED PROPERTIES

QUERIES/CLARIFICATIONS RAISED DURING THE PRE-BID CONFERENCE:

	Query/Clarifications	TWG/BAC Reply
1	Regarding Property Plant and Equipment (PPE), are you referring to machineries or furniture?	No. We are referring to rentable spaces for appraisal/valuation.
2	With regards to the memorial lots, you included market rent on the Terms of Reference (TOR), memorial lots are not for rent.	Memorial lots should be appraised for Market Value only as specified in the Bid Documents. Please see Price Schedule/Bid Breakdown Form – 02 (Lot 1) & Form 02.1 (Lot 2).
3	Sound Value Cattleya and EGI Rufino Plaza are condominium projects, do you control the whole building or just a portion of the building? Then, we cannot do a sound value. It should be the whole building because for an insurance, the condominium corporation should be the one to do the insurance because the whole building should be insured.	Determination of Sound Value for the SSS-owned EGI Rufino Plaza condominium units will no longer be required. <i>This amends the Price Schedule/Bid Breakdown appearing on the following:</i> <i>Form 02 – Lot 1, pages 42 to 49</i> <i>Form 02.1 – Lot 2, pages 50 to 57</i> <i>For deletion of “Sound value for insurance purposes”.</i> Please see attached revised Form 02 & 2.1
4	Is Urdaneta Village a residential house or a condominium?	SSS-owned properties in Urdaneta Village are all residential houses and lots.
5	On the Audited Financial Statement (AFS), is it possible to submit the 2021 AFS, which is our latest AFS?	Yes.
6	We already purchased the bidding documents on the previous bidding, do we need to buy again?	No.

WRITTEN QUERIES:

	Query/Clarifications	TWG/BAC Reply
1	<p>Regarding Sound Value for EGI Rufino Plaza Condominium units, Top Consult, Inc. suggested some factors to consider which are as follows:</p> <p>1. Condominium Buildings have open spaces, i.e., stairways, elevator shafts, walkways and lobby and each unit owner have rights and ownership with these public/ common places of the building including building machinery and equipment such as elevator, water pump, generator sets etc.,</p> <p>2. Please note that the land where the structure is sitting is also owned by the condominium corporation, hence, all unit owners own the land. In case of a total loss, insurance will build the same structure no more no less. Even for partial loss, the Insurance company will pay to restore what was partially destroyed.</p> <p>Although this situation is still feasible for appraisal, SSS must ensure that they are able to provide sufficient documents such as CCT to identify the qualifying of each property. Hence, we recommend that you value the whole building/ structure to determine the proportionate cost of SSS property.</p>	<p>Determination of Sound Value for the SSS-owned EGI Rufino Plaza condominium units will no longer be required.</p> <p><i>This amends the Price Schedule/Bid Breakdown appearing on the following:</i></p> <p><i>Form 02 – Lot 1, pages 42 to 49</i> <i>Form 02.1 – Lot 2, pages 50 to 57</i></p> <p><i>For deletion of “Sound value for insurance purposes”.</i></p> <p>Please see attached revised Form 02 & 2.1</p>