



**TOURISM
INFRASTRUCTURE AND
ENTERPRISE
ZONE
AUTHORITY**

6th & 7th Floors, Tower 1
Double Dragon Plaza
Double Dragon Meridian Park
Macapagal Avenue corner
Edsa Extension Bay Area
Pasay City 1302

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brdd.tieza@gmail.com
www.tieza.gov.ph

MEMORANDUM FOR THE CHIEF OPERATING OFFICER

FROM : JETRO NICOLAS F. LOZADA
ACOO, Assets Management Sector

SUBJECT : Appraisal of TIEZA Properties

DATE : March 6, 2020

Relative to the mandate of the Assets Management Sector to determine the value of each TIEZA asset, we are respectfully requesting for approval of procurement of Appraisal Services from two (2) different companies for both operating and non-operating properties of the Authority.

The valuation of properties will provide comparative values that may serve as basis in setting the possible sale/lease / negotiated price for properties.

Additionally, the valuation of assets is in compliance with COA Audit Observation Memorandum No. 2014-03 (14) issued last January 23, 2015 recommending appraisal every three or five years or when the fair value of the land differs materially from its carrying amount as provided in Philippine Financial and Reporting Standards (PFRS) Section 16 Paragraph 34.

We further request for approval of the following properties for appraisal:

- | | |
|--------------------------------------|--|
| 1. Intramuros & Rizal's Bagumbayan | |
| Light and Sound Museum | - Intramuros, Manila |
| 2. Bagabag Youth Hostel | - Bagabag, Nueva Viscaya |
| 3. Banua Bagong Lipunan Lodge | - Brgy. Balaoi, Pagudpud, Ilocos Norte |
| 4. Clark Property | - Angeles, Pampanga |
| 5. Pagudpud Bagong Lipunan Lodge | - Brgy. Pancian, Pagudpud, Ilocos Norte |
| 6. Claveria Bagong Lipunan Lodge | - Brgy. Centro 1, Claveria, Cagayan |
| 7. Ilagan Bagong Lipunan Lodge | - Ilagan, Isabela |
| 8. Sta. Fe Bagong Lipunan Lodge | - Bo. Tactac, Sta. Fe, Nueva Viscaya |
| 9. Kabayan Hostel | - Brgy. Duacan, Bodaki, Kabayan, Benguet |
| 10. Marcos Park | - Tuba, La Union |
| 11. CDO Convention Center (lot only) | - Indahag, Cagayan de Oro City |
| 12. Boracay Porperties | - Malay, Aklan |
| 13. Ternate Properties | - Ternate, Cavite |
| 14. Burnham Park | - Baguio City, Benguet |
| 15. Batanes Staff House | - Basco, Batanes |
| 16. Hundred Islands | - Lingayen, Pangasinan |
| 17. Intramuros Lot – Petron | - Intramuros, Manila |
| 18. Luneta Boardwalk | - Luneta, Manila |
| 19. Alburquerque Sanitary Landfill | - Alburquerque, Bohol |
| 20. Iloilo Convention Center | - Mandurriao, Iloilo |
| 21. Alubijid Beach Property | - Alubijid, Misamis Oriental |



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22. Kasulutan Beach Property	-	Kasulutan Bay, Tawi Tawi
23. Samal Island Staff House	-	Kaputian, Samal Island
24. Samal Tourism Estate	-	Samal Island
25. Lingsakan Spring No. 3	-	Kaputian, Samal Island
26. Gardens of Malasag Eco Tourism Village	-	Cugman, Cagayan de Oro
27. Balicasag Island Dive Resort	-	Panglao, Bohol
28. Zamboanga Golf Course & Beach Park	-	Upper Calarian, Zamboanga
29. Banaue Hotel and Youth Hostel	-	Banaue, Ifugao
30. Agoo Playa	-	San Fernando, La Union
31. Pagsanjan Garden Resort	-	Pagsanjan, Laguna

Identification of properties for appraisal was recommended by Project Officers taking into consideration the PPP priority projects, properties which were appraised in 2014, and the approved Parameters of Consideration for Prioritization of Assets for Appraisal, as follows:

1. Target assets for investment and development
2. Income generating assets
3. Assets with no record of appraisal on file
4. Assets appraised with recent significant developments

The number of properties to be included in every batch for appraisal was decided during the Strategic Planning with TIEZA Officials and Managers conducted last December 2018. Appraisal of the eight (8) properties for 1st batch, listed below, was BUDD's deliverable in their Balance Score Card and IPCR.

1. Banua Presidential Resthouse
2. Pagudpud Bagong Lipunan Lodge
3. Claveria Bagong Lipunan Lodge
4. Sta. Fe Bagong Lipunan Lodge
5. Kabayan Hostel
6. Cagayan de Oro Convention Center, Lot only
7. Petron Lot
8. Boracay Properties (appraisal and business valuation)

Among the assets with interested investors (list attached), only four (4) properties are appraised in 2014 and the others are appraised only in 2017.

Considering the five (5) years period since the last appraisal, the following 4 properties are recommended to be included in the 1st batch of properties for appraisal:

1. Balicasag Island Dive Resort
2. Club Intramuros Golf Course
3. Paoay Golf Course
4. Pagsanjan Garden Resort



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Attached herewith is the Purchase Request indicating the 1st batch of properties recommended for prioritization for appraisal with an estimated amount of P 3,125,000.00 chargeable against the Titling Budget of AMS.

The remaining properties will be evaluated by the Project Officers and will be recommended during the Strategic Planning for 2020 subject to the Parameters of Consideration for Prioritization of Assets for Appraisal.

For the COO's approval and further instructions.

Thank you.


JETRO NICOLAS F. LOZADA

Approved/ Disapproved:


POCHOLO J.D. PARAGAS
Chief Operating Officer

TOURISM INFRASTRUCTURE & ENTERPRISE ZONE AUTHORITY
BUSINESS DEVELOPMENT DEPARTMENT
MAINTENANCE & OTHER OPERATING EXPENSES - MONITORING REPORT
CY 2020

ACCOUNT TITLES	BOARD APPROVED CY 2020 BUDGET APPROPRIATION	FUNDING COMMITMENTS JAN.1 - JULY 31	BUDGET BALANCES	
			as of July 31, 2020	
			Amount	%
Travelling Expenses - Local	3,500,000.00	397,237.61	3,102,762.39	89%
Supplies & Materials Expenses				
Office Supplies Expenses	1,228,500.00	24,185.19	1,204,314.81	98%
Fuel, Oil & Lubricants Expenses	150,000.00	21,175.25	128,824.75	86%
Communications Expenses				
Postage & Courier Services	-	362.00	(362.00)	-100%
Telephone Expenses - Mobile	426,000.00	57,031.29	368,968.71	87%
Professional Services				
Consultancy Services	1,808,000.00	50,000.00	1,758,000.00	97%
Other Professional Services	2,661,000.00	1,292,695.27	1,368,304.73	51%
Repair & Maintenance				
Machinery and Equipments				
Office Equipment (inc Furniture & Fixtures)	50,000.00	-	50,000.00	100%
Transportation Equipment (MV)	100,000.00	25,894.11	74,105.89	74%
Taxes, Insurance Premiums & Other Fines				
Taxes, Duties & Licenses	40,000,000.00	327,275.12	39,672,724.88	99%
Other Maintenance & Operating Expenses				
Advertising, Promotional & Marketing Expenses	25,000,000.00	3,097,046.65	21,902,953.35	88%
Representation Expenses	180,000.00	5,000.00	175,000.00	97%
Membership Dues & Contribution to Org.	336,200.00	218,588.50	117,611.50	35%
Subscription Expenses	5,000.00	4,500.00	500.00	10%
Directors and Committee Member's Fee	-	-	-	
Other Maintenance & Operating Expenses	50,000.00	566.97	49,433.03	99%
TOTAL MAINTENANCE AND				
 OTHER OPERATING EXPENSES	75,494,700.00	5,521,557.96	69,973,142.04	93%



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PURCHASE REQUEST

Department: Business Development Department

P.R. No.: _____

Division: _____

Date: March 6, 2020

Stock No.	Unit	Item Description	Quantity	Estimated	Estimated Total Cost
		Appraisal Services for: Banua Presidential Resthouse Pagudpud Bagong Lipunan Lodge Claveria Bagong Lipunan Lodge Sta. Fe Bagong Lipunan Lodge Kabayan Hostel Cagayan De Oro Convention Center, lot only Petron Lot Balicasag Island Dive resort Club Intramuros Golf Course Paoay Golf Course Pagsanjan Garden Resort			1,695,000.00
		Appraisal Services for Boracay Properties			580,000.00
		Business Valuation for Boracay Properties			850,000.00
		<ul style="list-style-type: none">* Appraisal Report in 3 copies* inspect and identify the property* investigate the utility of the property* research and evaluate the environment, market condition, sales and holding prices for similar land, supplemented by informed local opinions & their records & judgement* summarized result of the investigation and appraisal* summary showing the market value of the property, market sale value and market lease value* narrative report showing details of the property* plans and pictures of the property			

Purpose: to be used as basis in setting the possible sale/ lease/ negotiated price for properties.

Requested by:

Approved by:

Signature:

Printed Name:

JETRO NICOLAS F. LOZADA

Designation:

ACOO - Assets Management Sector

POCHOLO J.D. PARAGAS

Chief Operating Officer

PROJECT PROCUREMENT MANAGEMENT PLAN (PPMP)
Calendar 2020

USER/UNIT : Business Development Department
led to BOC

ts, Programs and Activities (PAPs)

GENERAL DESCRIPTION	QUANTITY X/	ESTIMATED BUDGET	Mode of Procurement	SCHEDULE/MILESTONE OF ACTIVITIES											
				Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
Supplies and Materials															
A. Office supplies and expenses		1,228,500.00	NP	102,375.00	102,375.00	102,375.00	102,375.00	102,375.00	102,375.00	102,375.00	102,375.00	102,375.00	102,375.00	102,375.00	102,375.00
B. Gasoline, Oil, Lubricants Expenses		150,000.00	SVP	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00
Communication Expenses															
A. Telephone expenses-Mobile		426,000.00	NP	35,500.00	35,500.00	35,500.00	35,500.00	35,500.00	35,500.00	35,500.00	35,500.00	35,500.00	35,500.00	35,500.00	35,500.00
Professional Services															
A. Consultancy Services		1,808,000.00	NP	150,666.66	150,666.66	150,666.66	150,666.66	150,666.66	150,666.66	150,666.66	150,666.66	150,666.66	150,666.66	150,666.66	150,666.66
B. Other Professional Services		2,661,000.00	NP	221,750.00	221,750.00	221,750.00	221,750.00	221,750.00	221,750.00	221,750.00	221,750.00	221,750.00	221,750.00	221,750.00	221,750.00
Repair & Maintenance															
A. Office Equipment		50,000.00	SVP	4,166.66	4,166.66	4,166.66	4,166.66	4,166.66	4,166.66	4,166.66	4,166.66	4,166.66	4,166.66	4,166.66	4,166.66
B. Transportation Equipment		100,000.00	SVP	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33
Taxes, Insurance, Premiums & Other		40,000,000.00	NP	3,333,333.33	3,333,333.33	3,333,333.33	3,333,333.33	3,333,333.33	3,333,333.33	3,333,333.33	3,333,333.33	3,333,333.33	3,333,333.33	3,333,333.33	3,333,333.33
Other Maintenance and Operating Exp.															
A. Advertising and Marketing exp. (2nd page)		25,000,000.00	NP	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
B. Representing Exp.		180,000.00	NP	28,016.66	28,016.66	28,016.66	28,016.66	28,016.66	28,016.66	28,016.66	28,016.66	28,016.66	28,016.66	28,016.66	28,016.66
C. Membership Dues & Contribution to Org.		336,200.00	NP	28,016.66	28,016.66	28,016.66	28,016.66	28,016.66	28,016.66	28,016.66	28,016.66	28,016.66	28,016.66	28,016.66	28,016.66
E. Subscription Exp.		15,000.00	NP	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00
F. Other Maintenance and Operating Exp.		50,000.00	NP	8333.33	8333.33	8333.33	8333.33	8333.33	8333.33	8333.33	8333.33	8333.33	8333.33	8333.33	8333.33
Traveling Expenses															
A. Travelling Expenses-Local		3,500,000.00	NP	524,666.67	524,666.67	524,666.67	524,666.67	524,666.67	524,666.67	524,666.67	524,666.67	524,666.67	524,666.67	524,666.67	524,666.67
BUDGET:															
Provision for Inflation		75,504,700.00													
Contingency		7,550,470.00													
ESTIMATED BUDGET:		90,605,640.00													

Technical Specifications for each Item/Project being proposed shall be submitted as part of the PPMP

10-23-20
8-24-20
B. 24-20

PROJECT PROCUREMENT MANAGEMENT PLAN (PPMP)

Calendar 2020

UNIT: Business Development Department
BOC

Programs and Activities (PAs)

GENERAL DESCRIPTION	QUANTITY/ SIZE	ESTIMATED BUDGET	Mode of Procurement	SCHEDULE/MILESTONE OF ACTIVITIES											
				Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
Production of Collateral Materials		1,500,000.00	SVP												
Production & Printing of Flyers		2,000,000.00	SVP												
Production & Printing of Stickers		500,000.00	SVP												
Production & Printing of Folders		1,500,000.00	SVP												
Production & Printing of T-shirts, Foam Board, Signage, Roll-up Banners and other Printed Items		2,000,000.00	NP												
Production in Travel Trade, Trade & Academic Events (Including Exhibition Space & Exhibit Materials)		6,500,000.00	SVP												
Corporate Giveaways		4,000,000.00	NP												
Membership		7,000,000.00	NP												
Printing		25,000,000.00	NP												
Total:															

Submitted By:

[Signature]
F. BUDISTA

[Signature]
MARCELYNE A. FRANCISCO
Manager-Business Development Department



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SUMMARY OF QUOTATIONS SUBMITTED FOR APPRAISAL SERVICES :

- *Banua Presidential Resthouse*
- *Pagudpud Bagong Lipunan Lodge*
- *Claveria Bagong Lipunan Lodge*
- *Sta. Fe Bagong Lipunan Lodge*
- *Kabayan Hostel*
- *Cagayan de Oro Convention Center (lot only)*
- *Intramuros Petron Lot*
- *Balicasag Island Dive Resort*
- *Club Intramuros Golf Course*
- *Paoay Golf Course*
- *Pagsanjan Garden Resort*

COMPANY	AMOUNT
CONCORD-E VALUATION SERVICES INC.	1,700,000.00
TOP CONSULT, INC	1,725,000.00
AVISO VALUATION & ADVISORY CORP.	1,655,000.00
TOTAL	5,080,000.00
AVERAGE	1,693,000.00 SAY: 1,695,000.00



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**SUMMARY OF QUOTATIONS SUBMITTED FOR APPRAISAL SERVICES
and BUSINESS VALUATION for BORACAY PROPERTIES**

COMPANY	APPRAISAL	BUSINESS VALUATION
CONCORD-E VALUATION SERVICES INC.	624,000.00	990,000.00
TOP CONSULT, INCORPORATED	650,000.00	-
AVISO VALUATION & ADVISORY CORP.	460,000.00	700,000.00
TOTAL	1,734,000.00	1,690,000.00
AVERAGE	578,000.00 SAY: 580,000.00	845,000.00 SAY: 850,000.00



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LIST of INVESTORS

COMPANY	CONTACT PERSON	PROPERTY
1. ST World, Inc.	Kenzaburo Akita General Manager	BIDR
2. Capitalwise Corporation	Michael G. Say Chairman	CIGC & Argao Beach Club - 2017
3. Filinvest Hospitality Corp.	Francis Nathaniel Gotianun Vice President	BIDR
4. First Georgetown Ventures, Inc.	Kristopher George Yang President	BIDR & Rizal Park Esplanade
5. Phil BXT Corporation	Justin S. Uy Chairman & President	BIDR Kang-Irag Golf Course 2017
6. Bakasyunan Resort & Conference Center	Alexander Piamonte HRAD Manager	Dalaguete Beach Parl 2017 Argao Beach Club CIGC
7. Rizal Park Hotel	Ma. Cristina P. Dorego Asst. to the Chairman	CIGC
8. Province of Ilocos Norte	Gov. Matthew J. Marcos- Manotoc	Banua Presidential Resthouse Pagudpud BLL
9. FMI Wealthmagnet Minerals Trading & Dev. Corp.	Lyndon C. Melendres President	Argao Beach Club Kang-Irag Moalboal 2017
10. LKY Dev. Corp.	Wilbert T. Lee President & CEO	Mt. Data Hotel 2017
11. Municipality of Pagudpud	Rafael Ralph L. Benedicto Mayor	Pagudpud BLL
12. Ilocos Norte 2 nd District	Rep. Angelo Marcos Barba	Paoay Golf Course
13. Premier Islands Manage- ment Corp.	Ryan Allan Tan COO	TIEZA assets for JV
14. Discovery World Corp.	Jose C. Parreno President	Purchase a road right of way in Boracay
15. Manila Ocean Park	Van Kam Weng GM - China Oceanis Phils. Inc.	Rizal Park Complex Flagship TEZ

Ann: Mr. Enel
Pd: 12/12/19