



Contract ID No. : 25CSFF03
Contract Name: Appraisal and Valuation of 6 Parcels of Lots Affected by Right-of-way requirements of 3 projects, in accordance with the Terms of Reference (TOR)
Camarines Sur 3rd LD
Contract Location: Camarines Sur

**BAC RESOLUTION APPROVING THE CANCELLATION OF THE PROCUREMENT FOR
CONTRACT ID NO. 25CSFF03**

BAC RESOLUTION NO. 16
Series of 2025

WHEREAS, the Department of Public Works and Highways (DPWH), Camarines Sur 3rd District Engineering Office, through its Bids and Awards Committee (BAC), conducted procurement proceedings for the consultancy project with Contract ID No. 25CSFF03 – Appraisal and Valuation of 6 Parcels of Lots Affected by Right-of-Way Requirements of Three (3) Projects, in Accordance with the Terms of Reference (TOR), Camarines Sur 3rd LD;

WHEREAS, in the course of the procurement, bids were received for the aforementioned project;

WHEREAS, the BAC received a Memorandum dated June 18, 2025, from RONELO D. DOLOR, Engineer III, Chief, Planning & Design Section, recommending the cancellation of the procurement process for Contract ID No. 25CSFF03;

WHEREAS, the said Memorandum references an attached Memorandum dated May 6, 2025, from Regional Director Virgilio C. Eduarte, re: Approved Implementing Rules and Regulations (IRR) for Republic Act No. 12001 which states that IPAs are no longer authorized to determine the current market value as basis of the offer to project owners in negotiated sale, as this eliminates the necessity to engage the services of an IPA to determine market values of lots affected by DPWH projects;

WHEREAS, in observance of Republic Act No. 12001, otherwise known as the Real Property Valuation and Assessment Reform Act, and in compliance with the aforesaid Memorandum, the engagement of an Independent Property Appraiser (IPA) for the valuation of lots is no longer necessary, thus rendering the continuation of the procurement for Contract ID No. 25CSFF03 without further purpose;

WHEREAS, Section 41.c of Republic Act (RA) No. 9184, otherwise known as the "Government Procurement Reform Act," and its Revised Implementing Rules and Regulations (IRR), provides for the declaration of a failure of bidding or termination of procurement proceedings under certain circumstances, including when the need for the procurement ceases;

WHEREAS, given the significant change in policy as stipulated in the Real Property Valuation and Assessment Reform Act, the purpose for which Contract ID No. 25CSFF03 was bid out has been rendered moot;

NOW, THEREFORE, BE IT RESOLVED, AS IT IS HEREBY RESOLVED, to approve the cancellation of the procurement proceedings for Contract ID No. 25CSFF03 – Appraisal and Valuation of 6 Parcels of Lots Affected by Right-of-Way Requirements of Three (3) Projects, in Accordance with the Terms of Reference (TOR), Camarines Sur 3rd LD, as the services sought are no longer required due to the change in policy as per RA 12001.

RESOLVED FURTHER, that the BAC Secretariat is hereby directed to inform all participating bidders of this Resolution and the decision to terminate the procurement for the aforementioned project.

UNANIMOUSLY APPROVED, at the BAC Conference Room, DPWH Camarines Sur 3rd DEO, Baras, Canaman, Camarines Sur, this 19th day of June 2025.


JOSE B. GIGANTONE, JR.
BAC Chairman


JOCEL T. CAMARA
BAC Vice Chairman


ROMEO D. DOLOR
BAC Regular Member


RYAN S. GUEVARRA
BAC Provisional Member


BERNARDITHA B. MILLETE
BAC Regular Member


CAESAR A.M. MORAL JR.
BAC Regular Member


JOSE B. DERIS JR.
BAC Provisional Member, End-user

Approved by:


ROMEO D. DOLOIRAS
District Engineer
Date Approved: 6-19-2025



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
CAMARINES SUR 3RD DISTRICT ENGINEERING OFFICE
Baras, Canaman, Camarines Sur, Region V



June 18, 2025

MEMORANDUM

FOR : Assistant District Engineer JOSE B. GIGANTONE, JR.
BAC Chairman

SUBJECT : Cancellation of Award of Contract for 25CSFF03

This is in connection with our consultancy project with *Contract ID No. 25CSFF03-Appraisal and Valuation of 6 Parcels of Lots Affected by Right-of-Way Requirements of Three (3) Projects, in Accordance with the Terms of Reference (TOR), Camarines Sur 3rd LD* which is to be awarded to an Independent Property Appraiser (IPA) pending a source of fund.

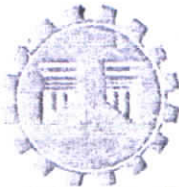
Herein attached is the Memorandum dated May 6, 2025 of Regional Director Virgilio C. Eduarte re: *Approved Implementing Rules and Regulations (IRR) for Republic Act No. 12001*, which states that **IPAs are no longer authorized** to determine the current market value as basis of the offer to property owners in negotiated sale. This eliminates the necessity to engage the services of an IPA to determine market values of lots affected by our projects.

Therefore, in observance of Republic Act No. 12001 otherwise known as the *Real Property Valuation and Assessment Reform Act* and in compliance to the aforesaid Memorandum, the undersigned is requesting for the cancellation of award of contract to the lone IPA bidder and informing the same thereafter.

For your consideration.

ROMEO D. DOLOR
Engineer III
Chief, Planning & Design Section

R05.15.1 SBS



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
REGIONAL OFFICE V

Old Airport Road, Brgy: 40 Cruzada, Legazpi City

MAY 06 2025

RECORDS MANAGEMENT UNIT

DPWH CARL SUR 3RD DEO

Baras, Canaman

Ref. No. 1615-78-244

RECEIVED

Date: _____

Time: 10:53 By: _____

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MEMORANDUM

FOR : ALL DISTRICT ENGINEERS
This Region

SUBJECT : Approved Implementing Rules and Regulations (IRR) for
Republic Act No. 12001

This refers to the Implementing Rules and Regulations (IRR) of Republic Act No. 12001 otherwise known as the "Real Property Valuation and Assessment Reform Act" which took effect on January 11, 2025.

Please be informed that Section 65 of the said IRR provides, to wit:

The following provisions are hereby amended insofar as they are inconsistent with the provisions of the Act:

xxx

c. Sections 5, 6, and 7 of Republic Act No. 10752, otherwise known as "The Right-of-Way Act"

As such, the effectiveness of the said Act which categorically required the aforesaid provisions of R.A. 10752, Government Financial Institutions (GFI) and Independent Property Appraisers (IPA) are no longer authorized to determine the current market value as basis of the offer to property owners in negotiated sale. Further, Section 39 of the same IRR states that the Schedule of Market Values under R.A. 12001 shall henceforth be used as the benchmark for real property appraisals and other related purposes of all government agencies, instrumentalities and government-owned or controlled corporations.

Moreover, Section 22 of the IRR states that:


Section 22. Valuation of Depreciable Assets. *In all instances, depreciation shall be taken into consideration in the valuation of depreciable assets in accordance with the Philippine Valuation Standards (PVS).*

In view thereof and considering that the Schedule of Market Values are yet to be established both for lots and structures, please be guided by the following:

- 1) Depreciation of structures/improvements in accordance with the Philippine Valuation Standard (PVS) shall be taken into consideration in computing for the replacement costs to be offered to the affected parties.
- 2) The approved IRR shall be used for lot and structure valuations pending the issuance of the SMVA.
- 3) Zonal valuations duly certified by BIR will be required for the approval of Letters Offer and Deeds of Absolute Sale/Agreements to Demolish Structures.

For your guidance, attached is the sample Letter-Offer which will be used following the aforesaid changes.

For strict compliance.


MONINA M. BATAGA
Chief, ROWA and Legal Division

Noted:


VIRGILIO C. EDUARTE, CESO III
Regional Director
RCS-JJD/BMF

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