

NATIONAL HOME MORTGAGE FINANCE CORPORATION

TERMS OF REFERENCE

NHMFC LEASE ON DOCUMENT STORAGE SPACE / WAREHOUSE RENTAL PROJECT

1. BACKGROUND

The National Home Mortgage Finance Corporation (NHMFC) was created in December 1977 by virtue of Presidential Decree No. 1267 primarily to develop and operate a viable home mortgage market by purchasing mortgages originated by both private and public institutions that are within NHMFC's approved guidelines. Said mortgages shall be seasoned, pooled and securitized to recycle funds to provide liquidity for the housing industry and stakeholders.

2. OBJECTIVE

NHMFC has been expanding and improving its storage warehouse facilities for better protection/ safekeeping, i.e., store and safeguard the mortgage documents and other related essential records of the Corporation.

For this purpose, the NHMFC is requiring the submission of proposals from prospective warehouse space owners for a three (3)-year lease contract starting January 01, 2018 up to December 31, 2020 in compliance with Republic Act No. 9184 better known as "The Government Procurement Reform Act" under the Implementing Guidelines on Lease of Privately-Owned Real Estate and Venue and to award the contract for the storage space/warehousing services to a Contractor whose Bid/Offer is most advantageous to the Corporation.

3. APPROVED BUDGET FOR THE CONTRACT (ABC)

The Approved Budget for the Contract (ABC) in the amount of **Two Million Nine Hundred Eighty Five Thousand Pesos (Php 2,985,000.00)**, for one year only, but in no case shall the lease rate exceed the amount of Two Hundred Twenty One Pesos (Php221.00) per sq. meter inclusive of all applicable taxes (VAT included), performance/security bonds, association dues and/or other miscellaneous fees and will be sourced from the approved Corporate Operating Budget (COB) for CY 2018.

4. TECHNICAL SPECIFICATIONS / DELIVERABLES:

a. Location

The office space to be leased must be situated preferably within one (1) kilometer radius from the present NHMFC warehouse building located at VFP Industrial Complex, Veterans Road, Veterans Center, Taguig City but in no case be more than ten (10)-km. radius away from the present NHMFC Head Office located at 104 Filomena Building,

