

Technical Requirements

Lease of Real Property for Maharlika Investment Corporation

	Rating Factors	Weight (%)
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I	Location and Site Condition - 20%	
	1 Accessibility	25%
	Property must be located within the city business district of Makati and Taguig	
	2 Topography and Drainage	20%
	Property must be located in a flood-free area with a sufficient and properly installed drainage system	
	3 Sidewalk and Waiting Shed	15%
	With provision of substantial pedestrian sidewalks and waiting sheds	
	4 Parking Space	15%
	At least three (3) official parking spots for executive officials and six (6) parking slots, accessible 24/7, must be allotted for the agency	
	5 Economic potential	10%
	The building/property must be strategically located in a commercial or business district and/or classified as a mixed use building	
	6 Land classification, utilization and assessment	10%
	The property must cater and be suitable to the workplace conditions required by the MIC and must be ready for occupancy and use from November 2024 to October 2029	
	7 Other Amenities - Telecommunications	5%
	With available telephone and data communication facilities	
		100%

II	Neighborhood Data - 20%	
	1 Prevailing rental rate	20%
	The total rent rate for the property must not be more than the indicated ABC. The rental rates shall be inclusive of office rent, management fees, advance payment that is, advance rent and security deposit, charges for the exclusive parking, AC maintenance, rent of furniture, VAT, and all other fees, charges and taxes.	
	2 Sanitation and health condition	20%
	Proper waste management system such as regular garbage collection and with Sanitary Permit from the appropriate authority	
	3 Adverse influence	15%
	Property must be away from informal settlements and manufacturing areas with sensitive products or any neighboring facilities as potential sources of toxic / hazardous substances / materials, and must be distant from apparent areas that may cause disturbances in the workplace.	
	4 Property utilization	15%
	As the property is to be utilized as an office space by a National Agency, its highest and best use shall be as a commercial building fit and equipped for business and office work	
	5 Police and fire station	15%
	100 meters away from the police/fire station	

	6 Cafeterias		10%
	Property must be located near at least 3 food establishments / cafeterias / restaurants		
	7 Banking/Postal/Telecoms		5%
	Property must be located near necessary establishments (i.e. banks, hospitals, etc.)		
			100%

III	Real Property - 50%		
	1 Structural Condition		20%
	Newly constructed and/or Building is in good condition		
	2 Functionality		
	a. Module		7%
	The property complies to the following minimum specifications: - Standard fire protection system - Generator sets for IT requirements and workstations/computer sets - Accessible to the main thoroughfare by mass transits		
	b. Room Arrangement		7%
	Ready for occupancy		
	c. Circulation		7%
	Presence of air-conditioning system		
	d. Light and ventilation		7%
	With sufficient light or ventilation		
	e. Space requirements		7%
	Property must be sufficient for the MIC's area requirement (Floor area: 850 to 950 sq.m.; For 72 Personnel)		
	3 Facilities		
	a. Water supply and toilet		7%
	With sufficient water supply and with provision for male and female comfort rooms.		
	b. Electrical and electronic system		7%
	Property includes provision of sufficient electrical and lighting fixtures, outlets, switches,		
	c. Elevator		7%
	Property provides elevators that are accessible 24/7 for MIC personnel, stakeholders, and		
	d. Fire escapes		7%
	With existing fire escape		
	e. Fire fighting equipment		7%
	Fire protection equipment is fully installed in close proximity to the office space compliant		
	4 Other requirements		
	a. Maintenance		5%
	Provision of Operation and Maintenance Services and Programs for building equipment,		
	b. Attractiveness		5%
	Building appearance is suitable for government services		
			100%

IV	Free Services and Facilities - 10%	
	1 Janitorial and Security	25%
	Janitorial and security services in common-use areas/ common areas near the office space to be shouldered by the Lessor	
	2 Airconditioning	20%
	Presence of airconditioning unit in the office space	
	3 Repair and maintenance	25%
	MIC shall be allowed to propose and execute office fit-out projects, facility repairs and improvements	
	4 Water and light consumption	25%
	Power meters and water meters or consumption computation for electrical system and water supply exclusively for the use of MIC	
	5 Secured parking space	5%
	Building has free secured parking space	
		100%

I	Location and Site Condition	x 20%
II	Neighborhood Data	x 20%
III	Real Property	x 50%
IV	Free Services and Facilities	x 10%
	Factor Value	
	Passing Rate	9.0%

Prepared by

Name
Position Title

Approved by:

Name
Position Title

Annex "B"