



Bid Bulletin No. 3
4 June 2024

**Real Property Information Systems for National and Local Government Units
(OP2/QCBS-002)**

Central Real Property Information System (RPIS) with Transparency Portal and
Local RPIS with RPT Billing and Collection Module

CAMA and GIS Systems (OP2/QCBS-003)

Computer Assisted Mass Appraisal (CAMA) System with Geographical Information System
(GIS) Technology

Please see below our responses to bidder's queries on the Expressions of Interest (EOIs) for
RPIS & CAMA GIS:

No.	Bidder's Queries	BLGF's Response																																																																					
1	<p><u>General Questions</u></p> <p>Who is the list of LGUs to be integrated in the system? Based on the article released by Philstar last May 12, 2023. https://www.philstar.com/business/2023/05/13/2265883/21-lgus-tapped-pilot-real-property-tax-reform</p> <p>The prototype LGUs include Tabuk City, Kalinga; Solsona, Ilocos Norte; Trece Martires, Cavite; Taytay, Rizal; Tabaco City, Albay; Cagayan de Oro, Misamis Oriental; Baguio City, Benguet; Urdaneta, Pangasinan; Cauayan, Isabela; Tuguegarao, Cagayan; San Carlos, Negros Occidental; Pagadian City, Zamboanga del Sur; and Ipil, Zamboanga Sibugay. Also included are the provinces of Negros Oriental, Siquijor, Bataan and Bohol.</p> <p>Please confirm.</p>	<p>For reference, please see updated/complete list of Prototype LGUs to be integrated to the RPIS and CAMA with GIS</p> <table> <tr> <th>No.</th><th>RPIS</th><th>Region</th></tr> <tr><td>1</td><td>Tabuk City, Kalinga</td><td>CAR</td></tr> <tr><td>2</td><td>Solsona, Ilocos Norte</td><td>I</td></tr> <tr><td>3</td><td>Tuguegarao City, Cagayan</td><td>II</td></tr> <tr><td>4</td><td>Trece Martirez City, Cavite</td><td>IV-A</td></tr> <tr><td>5</td><td>Taytay, Rizal</td><td>IV-A</td></tr> <tr><td>6</td><td>Tabaco City, Albay</td><td>V</td></tr> <tr><td>7</td><td>Negros Oriental Province</td><td>VII</td></tr> <tr><td>8</td><td>Dauin, Negros Oriental</td><td>VII</td></tr> <tr><td>9</td><td>Siquijor Province (Also CAMA LGU)</td><td>VII</td></tr> <tr><td>10</td><td>San Juan, Siquijor (Also CAMA LGU)</td><td>VII</td></tr> <tr><td>11</td><td>Cagayan de Oro City</td><td>X</td></tr> </table> <table> <tr> <th>No.</th><th>CAMA with GIS</th><th>Region</th></tr> <tr><td>1</td><td>Baguio City</td><td>CAR</td></tr> <tr><td>2</td><td>Urdaneta City, Pangasinan</td><td>I</td></tr> <tr><td>3</td><td>Cauayan City, Isabela</td><td>II</td></tr> <tr><td>4</td><td>Province of Bataan</td><td>III</td></tr> <tr><td>5</td><td>Abucay, Bataan</td><td>III</td></tr> <tr><td>6</td><td>San Carlos City, Negros Occidental</td><td>VI</td></tr> <tr><td>7</td><td>Bohol Province</td><td>VII</td></tr> <tr><td>8</td><td>Panglao, Bohol</td><td>VII</td></tr> <tr><td>9</td><td>Pagadian City</td><td>IX</td></tr> <tr><td>10</td><td>Ipil, Zamboanga Sibugay</td><td>IX</td></tr> </table>	No.	RPIS	Region	1	Tabuk City, Kalinga	CAR	2	Solsona, Ilocos Norte	I	3	Tuguegarao City, Cagayan	II	4	Trece Martirez City, Cavite	IV-A	5	Taytay, Rizal	IV-A	6	Tabaco City, Albay	V	7	Negros Oriental Province	VII	8	Dauin, Negros Oriental	VII	9	Siquijor Province (Also CAMA LGU)	VII	10	San Juan, Siquijor (Also CAMA LGU)	VII	11	Cagayan de Oro City	X	No.	CAMA with GIS	Region	1	Baguio City	CAR	2	Urdaneta City, Pangasinan	I	3	Cauayan City, Isabela	II	4	Province of Bataan	III	5	Abucay, Bataan	III	6	San Carlos City, Negros Occidental	VI	7	Bohol Province	VII	8	Panglao, Bohol	VII	9	Pagadian City	IX	10	Ipil, Zamboanga Sibugay	IX
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2	Are the SP responsible for doing the survey and data collection on site?	No. It is the Local Assessor's Office.
3	Page 21/24/28-29/30(a.6)/33, How many portal, mobile apps are we going to develop?	One Transparency Portal. One mobile app for Assessor's Tax Mapping and Data Collection gathering. Also, the Web application to be developed should be mobile responsive.
4	Page 30-31, How will incomplete property/land data be treated? flagged only, pushed to db? (minimum criteria for land/property information to be tagged as complete)	Only complete/fully processed and approved transaction will be pushed to the DB. The system will not commit uncomplete or unfinished transaction. The system has this feature that the required fields must be supplied. Otherwise, it will not proceed saving the record.
5	Page 5, Transactions, payments and all data processing are being synchronized real-time, or on a per batch scheduling. Are there any particular/specific business conditions for the 'batch scheduling' feature?	Only selected data will be synchronized to the Central Database. As much as possible, we will be limiting the collection of Personal Information. It is suggested that the batch posting be done during off-peak hours. And the LGUs can set this on their own, using the parameter settings as one of the features of the System. Also, final detail design of this can be decided later on.
6	Page 7, Ability to notify System Administrator or Security Administrator of multiple failed login attempts. How many attempts in particular will it require to be able to notify the System/Security Administrator?	The system should be parameterized enough that the System Administrator can set/edit and modify this frequency at any given time. However, usual default setting would be three (3) failed login attempts.
7	Page 7, Two-Factor Authentication (2FA) for selected and sensitive transactions Please specify the 'selected and sensitive transactions'.	We consider Personal Information as sensitive data. Sensitive transaction would mean Posting, Overriding, Locking and Unlocking of Validated Data and among others.
8	What are the Maximum number of Assessment users for each valuation request on a property? (list users for approval workflow and viewers)	There should be no limit for viewing. But thank you for mentioning, if needed, especially when updating, to avoid data traffic, we can set record locking or time interval (if applicable) if there are simultaneous access.
9	Page 5, Transactions, payments and all data processing are being synchronized real-time, or on a per batch scheduling. Are there any particular/specific business conditions for the 'batch scheduling' feature?	Not all data processing will be synchronized (specifically Personal Information of the Tax Payers to the Central Database). Real-time synchronization should be available and applicable for the Tax Mapping and Data Collection function (Mobile Application). While batch posting or as needed (triggers when there are activity/changes in data). This scheduling is applicable for the LGU to Central Database synchronization. The system should be parameterized enough that the System Administrator can set/edit and modify the settings of the desired time and frequencies.
10	<u>Local RPIS with Billing and Collection Valuation and Assessment</u> <u>Real Property Automated Valuation/Appraisal</u> Page 20 Approved SMV; Valuation Formula for land, building and machinery; Schedule of Depreciation Rates for building, machineries	There are Standard and Unified Formula applicable all across LGUs (i.e. Assessment Standard Formula, CAMA Formula), but there are also formula based locally (that can be tweaked, if only applicable to their locality). Please note that these formula is NOT HARD CODED in the system. It is securely saved in the Database as

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	<p>and other improvements and structures; and Valuation Formula for applicable Adjustment Factors;</p> <p>All Formula will be stored per LGU? or will there be unified formula across LGU?</p>	<p>formula and can be modified if needed. Yes, the local formula will be saved per LGU.</p>
11	<p>Page 20 Database creation of Base Source Engineering Controlled Maps, Applicable Adjustment Factors, Ownership Instruments, and Classification, Sub- Classification and actual use</p> <p>What attributes should be captured for each map (e.g., MapID, MapName, Description, DateCreated, FilePath)?</p>	<p>Base real property data and its characteristics must be linked to those maps. Other related data primarily for valuation and assessment, useful for Tax Mapping and CAMA should all be captured.</p>
12	<p>Are there any specific formats or standards for storing map files?</p>	<p>We will only accept most commonly used formats.</p>
13	<p>Page 20 Populating data in the valuation databank from GPS enable mobile device with e-DCS, digital spatial valuation data, and input from lazer range finder linked with mobile device;</p> <p>Will this include a Mobile App? What are the requirements for the mobile App?</p>	<p>Yes, It will include Mobile App development. This Mobile App will be used by Local Assessor for their Tax Mapping activities. This Mobile App should run for all types of Operating Systems, Different Mobile Device and Networks, Responsive, etc.</p>
14	<p>Convert tax maps to digitized Tax map from the level of the Map of the Philippines down to the Property Identification Map;</p> <p>What specific features and attributes should be digitized from the tax maps?</p>	<p>Primarily base maps and all other attributes related and with dependencies with Property Tax Valuation (i.e. slope, terrain, etc.)</p>
15	<p>Page 20 Installation and application of adopted Assessment Level from Local Ordinance to compute for the Assessed Values;</p> <p>-What are the assessment level from Local Ordinance to compute for the Assessed Values?</p>	<p>Yes.</p>
16	<p>Page 31 Maintenance of Technical Tables, relative to new ordinances or policy;</p> <p>Are the ordinance policy unified or per LGU?</p>	<p>No.</p>
17	<p>Page 21 QR code generation for quick access and validation.</p> <p>What is quick access and validation?</p>	<p>For quick access, instead of typing the URL, by scanning the QR Code, it will go directly to the URL where security features can also be imbedded or authentication is required to be able to access the system/record.</p>
18	<p>Page 20, does the CAMA scope include interoperability with the following only or are the stated hardware requirements included (kindly elaborate extent of interoperability e.g. API/manual uploading and encoding of information from hardware devices/third party software)</p>	<p>Definitely, CAMA is required to be linked with RPIS through an API. However, we are not limiting to that integration alone. We will be requiring that the CAMA has the flexibility to integrate and share data (Push and Pull) to any possible system within the LGU especially with its GIS Module.</p>
19	<p><u>Local RPIS with Billing and Collection Valuation and Assessment Real Property Assessment</u></p>	<p>Yes (Tax Mapper).</p>

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	<p>Page 20, Populating data in the valuation databank from GPS enable mobile device with e-DCS, digital spatial valuation data, and input from lazer range finder linked with mobile device.</p> <p>Does this pertain to developing a 'mobile application' for surveyors?</p>	
20	<p><u>Taxpayer Information Entry/Updating</u></p> <p>(Page 20, 8 & 9) Do we allow the other LGUs who have an existing RPIS and have the same function/module to update/enter data information via API?</p>	Yes, for Standardization.
21	<p><u>Accomplished E-Assessment Forms Generation</u></p> <p>Page 31, Are assessment forms uniform across all LGU's (kindly provide sample template/format/most updated version)</p>	<p>Yes, as of the moment, please refer to MRPAAO in this link: https://blgf.gov.ph/wp-content/uploads/2015/08/ManualRPAandAO.pdf</p>
22	<p><u>Certification</u></p> <p>(Page 20, 11) Are the assessment forms and requirements uploaded or will the RPIS will provide digital forms/digital signature/certificate</p>	RPIS will provide the digital forms.
23	<p><u>Billing and Collection</u></p> <p>Page 21 Multi-year Billing for delinquencies (if applicable) of tax payers thru printing of manual notices, electronic billing, mobile application, and e-kiosk or web portal;</p> <p>What are the requirements for the Mobile App and Kiosk?</p>	<p>This Mobile App will be used by Local Assessor for their Tax Mapping activities. This Mobile App should run for all types of Operating Systems, Different Mobile Device and Networks, Responsive, etc. Kiosk are computers connected to the RPIS situated in LGU premises, where Tax Payers can use to inquire and access related information of their Real Property.</p>
24	<p>Page 21 Automated generation of list of delinquent properties and properties for auction;</p> <p>Process for identifying delinquent properties and properties for auction?</p>	<p>Yes and no. Not all delinquent accounts are entitled for auction. And it depends if the LGU are conducting auction.</p>
25	<p>Online registration and submission of bids</p> <p>How the bidder will register and submit bids?</p> <p>Are we going to develop portal for bidders?</p>	<p>There will be a Module/Transaction Entry for Registration of Bidders (of property for auction). Yes, that is included in the system to be developed.</p>
26	<p>Page 24 Auction Sub-Module</p> <p>The module automates the generation of various auctions & sale notices, certificates, reports, as well the printing and electronic transmittal to tax payers. It also features the automated registration of bidders and their bids.</p> <p>What is the process for "automated registration of bidder and their bids"?</p>	<p>Automated, means we are going to perform it online instead of the usual manual process.</p>
27	<p>Page 24, Role based system for Treasurers and Treasury Office personnel, allowing computerized billing and collection, which includes automated billing, collection,</p>	<p>There are 1,715 province, cities and municipalities nationwide expected to be using this System once rolled-out and fully operational.</p>

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	<p>auction, redemption and issuance of certifications and reports, as well a dashboard for approval of assessment forms in municipal or city level and in provincial level.</p> <p>How many Treasury users are particularly involved in this Billing and Collection module?</p>	
28	<p><u>Central RPIS with Transparency Portal</u> <u>Data Warehousing</u> <u>NGA Data Integration</u></p> <p>Page 22 Registration of Real Estate Practitioners, whether individual, company or association,</p> <p>who will upload their market value data to the system;</p> <p>Is there an approval process for the registration? If yes, what is the approval process?</p>	<p>Yes. There will be validation of submitted required documents and identification, also possible linking to National ID, affiliation etc.</p>
29	<p>Page 22 Automated points crediting and redemption for free CPD Training with the BLGF;</p> <p>How will training be conducted? Development of the Training process included? Existing E-learning System?</p>	<p>Yes. There is an E-Learning System.</p>
30	<p>Page 22 Automated points crediting and redemption for free CPD Training with the BLGF;</p> <p>What is the process for points crediting and redemption for free CPD Training with the BLGF?</p>	<p>Through PRC, while redemption for free CPD will depend on the Policy to be created (earning of points).</p>
31	<p>Page 22 Training signing up; Training sign up process?</p> <p>Where to sign up?</p> <p>Who are the trainees?</p>	<p>Through the e-Learning, Trainees will depend on the module.</p>
32	<p><u>Transparency Portal</u> <u>Real Estate Practitioner Canvass</u></p> <p>Page 23, Will there be segregated or exclusive property classifications per Canvass User type</p>	<p>Yes. User access varies depending on their assigned/approved Role, Permission or Access Rights.</p>
33	<p><u>SMV Viewing</u></p> <p>Page 19, Lastly, the Transparency Portal allows limited public access to Market Value Data, SMV Viewing, and Analytics, which is secured by role-based access among Real Estate Practitioner, Bank appraisers, and transacting public, subject to subscription and fees.</p>	<p>Collection of Subscription fee is still in the study phase. But this plan is included in the Design and should be form part of the development.</p>

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	What does it mean to have a subscription and fees? Do we have a subscription-based feature offered for end-users/public?	
34	<p>Can we present and submit 1 Resume/personnel per qualification</p> <p>For the purpose of REOI Compliance can we submit 1 manpower qualifications/document or 1name for both RPIS and Cama Project</p>	<p>Yes and no. As you will notice, RPIS and CAMA projects will simultaneously run.</p> <p>What if the FIRM won both two bids, definitely we need full time assigned Experts for each, thus we need two different Experts.</p>


RICARDO L. BOBIS, JR.
 SBAC Chairperson