

**TERMS OF REFERENCE FOR DETERMINING THE FAIR MARKET ANNUAL RENTAL VALUATION OF UNDP PREMISES
AT TUANAIMATO PROVIDED BY GOVERNMENT of SAMOA**

1. INTRODUCTION & DESCRIPTION OF PREMISES

The Government of Samoa agreed with the United Nations Development Programme (UNDP) to occupy and use the office space for the exercise of UNDP official functions. The property is Lot 2, Plan 11893 with land area of 24,125 m² at Tuanaimato within the Sports Complex. The property is rectangular in shape located and frontage with approx. 275 meters along the SIDS Street (Motu Laiti Street) and is generally flat and fully developed surrounded by mixture of residential and commercial sites. There is a large commercial office building constructed on the land.

2. OBJECTIVE

To receive professional opinion of the Current Open Market Rental and Capital Values of the property under existing use and any other relevant information.

3. SCOPE OF WORK

A thorough inspection of the building for assessment and valuation purposes taking into consideration the following:

- Detailed description and Location of the building/type of neighborhood;
- Suitable uses of the building/property;
- Present state of the property for the recommended use taking into consideration the following areas: Main building; outhouses; foundation; floor; roofing/ceiling; walls; doors; windows; security; car park; garden; drainage and sanitation and any other.
- A minimum of three quotations of annual commercial rental estimates of comparable premises for comparison purposes.
- The report needs to be submitted three (3) days after award is placed with the successful vendor.

4. OUTPUTS

A report including the following:

- Fair Market Value of the portion of the property occupied by UNDP based on present state.
- Fair Market Value of annual rent equivalent of the portion of the property occupied by UNDP based on comparable premises provided by the host Government at no cost to UNDP.
- State if value of the above would change due to rehabilitation works and by what percentage, and what works would be needed.
- All valuations should be in local currency.

5. INPUTS

UNDP will provide access to the property to enable the assignment to be carried out as well as diagrams of the structure, if necessary.