

TERMS OF REFERENCE FOR VALUATION OF MATERIALS AND BUILDINGS AT BLUES HOUSING PROJECT

Background

Police Cooperative Society (POLCO) intends to procure the services of an auditor to carry out a valuation of materials at site and due from purchase orders issues and paid to its contractor.

POLCO as the reporting entity requires appointing a valuer to evaluate the investment related to the Blues Housing Project in accordance with the international best practices.

Objective

To recruit an independent valuer to carry out an analysis of the materials, building and other assets in the development as per the International Standards on Accounting (ISA) to give a true and fair value.

The Responsibilities of POLCO

Provide access to the development in order to carry out the valuation and fact findings review of the project.

Provide the auditor with access to all legal documents, of the project and any other information associated with the project and deemed necessary by the auditor.

Ensure compliance with all relevant laws and regulations that pertain to the entity as well as the agreement signed between the POLCO and contractor.



Tasks and Responsibilities of the Valuer

Valuing the materials at site, arrive at outstanding materials deliveries to the payments that has been made to the contractor.

Conduct a full audit of the payments made to the contractor.

The Valuer should provide a detail report to the POLCO.

The Valuer is responsible to deliver reports with accuracy and complete transparency.

General Principles

By agreeing these terms, the valuer confirms that:

The valuer is independent from the project.

Ensure that the policies are consistently applied and disclosed.

The firm is required to value, from the date of commencement of the agreement till 13th January 2021

All travelling and other expenses incurred during the process should be borne by the valuer

Reporting

To prepare and submit hard copies of the valuation report prepared in accordance to the International Standards on Accounting (ISA). It should contain how the valuation was carried for the materials, building, other assets and list of the inventories with the details of methodology applied in carrying out the valuation.

The valuation period should only cover the investment of the project from the date of commencement of the agreement to 13th January 2021. The valuation shall cover all assets purchased by the contractor. The procedures for receipt, storage, and disposal shall also be reviewed.

The valuer is required to:

Provide the valuation report by no later than 30 days from date of agreement.

Public Disclosure

Documents or data provided by POLCO for the purpose of this valuation is not of public nature and shall be considered confidential and should not be disclosed to any other party.



Duration

The valuation shall be completed within 30 days from the date of commencement / signing of the agreement between POLCO and the successful bidder for the proposed work.

Eligibility Criteria

The valuer should be a certified / registered valuer or an audit firm registered in the Maldives.
The valuer should have previously carried out asset valuation of at least 3 projects

Valuation Fees

The valuation fees will be fixed through a competitive bidding process.

Evaluation Criteria

Proposals of successful firms will be evaluated on the following.

Evaluation criteria		Points
1	Price for the valuation	70
2	Experience	30
	Total	100

Proposed price of the valuation report

Experience will be evaluated as follows;

- I. Ten (10) experience letters with proven history will be given full points.
- II. Five (5) experience letters with proven history will be given half of the points.
- III. Less than five (5) experience letters will be calculated accordingly.

Valuer must include the following documents.

- Quotation
- Company Registration / or National Identity Card
- Profile of the Firm / Valuer
- Schedule I Workplan for the proposed work
- GST Registration Certificate Copy
- Tax Clearance Report (Not More than 3 months)
- Audit License Certificate from Auditor General's Office



Handwritten signature in blue ink.