



Home Development Mutual Fund
Bacolod Housing Business Center
2nd Floor, Gaisano Grand City Mall
Araneta St., Singcang, Bacolod City

INVITATION FOR PUBLIC AUCTION

June 22, 2018

The Home Development Mutual Fund (Pag-IBIG FUND) Bacolod Housing Business Center Committee on Disposition of Acquired Assets shall conduct a **PUBLIC AUCTION** for the following **ACQUIRED RESIDENTIAL PROPERTIES** on **June 22, 2018 10:30 AM** at **2nd FLOOR GAISANO GRAND CITY MALL, BRGY. SINGCANG, BACOLOD CITY**. A **PRE-BID CONFERENCE** will be conducted on the same date at **9:00 AM**.

PROPERTIES FOR 1st AUCTION (WITHOUT DISCOUNT)

ITEM NO.	PROPERTY NO.	LOCATION OF PROPERTY (BACOLOD CITY, CADIZ CITY AND BAGO CITY PROPERTIES)			LOT AREA	FLOOR AREA	MINIMUM BID PRICE	STATUS OF OCCUPANCY	STATUS OF TCT
		BLK	LOT	DESCRIPTION					
BACOLOD CITY									
01	8021938913	16	09	Country Homes Subd. Brgy. Alijis	100.00	39.00	1,329,115.00	Unoccupied	CTS – For Consolidation to HDMF
02	8021934817	06	15	East Homes 3 Subd., Brgy. Estefania	140.00	46.00	1,272,610.84	Occupied	CTS – For Consolidation to HDMF
03	8021923214	05	10	Bangga Tomaro, Brgy. Pahanocoy	274.00	-	274,000.00	Unoccupied	CTS – For Consolidation to HDMF
04	8021855710	16	18	Grandville 2 Subd., Brgy. Mansilingan	143.00	47.98	854,780.00	Occupied	HDMF – Consolidated
05	8021937517	51	08	Regent Pearl Homes Subd. DC1, Brgy. Alijis	60.00	48.60	672,655.00	Occupied	HDMF – Consolidated
06	8021938218	01	21	Celine Homes Subd., Brgy. Estefania	80.00	24.00	369,161.52	Occupied	HDMF – Consolidated
07	8021939213	20	08	Grandville 3 Subd., Brgy. Mansilingan	70.00	29.00	490,466.67	Occupied	HDMF – Consolidated
08	8021939311	22	09	Grandville 3 Subd., Brgy. Mansilingan	90.00	50.00	664,280.00	Occupied	HDMF – Consolidated
09	8021937919	76	05	Glendale Homes Subd., Brgy. Granada	50.00	32.40	520,776.67	Occupied	HDMF – Consolidated
10	8021758411	13	32	Woodstock Quest, Brgy. Tangub	72.00	52.99	299,604.72	Occupied	HDMF – Consolidated
11	8021867711	L518-E-2-C		Purok Mabinuligon, Brgy. Pahanocoy	291.76	96.50	1,248,120.00	Occupied	HDMF – Consolidated
CADIZ CITY									
12	8021851516	06	04	Villa Miramar Subd. Phase 2, Brgy. Daga	100.00	30.00	492,413.33	Occupied	HDMF – Consolidated
13	8021935518	06	01&02	Bayview Homes Subd., Brgy. Banquerohan	153.00	50.30	860,355.14	Occupied	CTS – For Consolidation to HDMF
14	8021916518	04	17	Grandville Subd., Brgy. Daga	80.00	30.00	299,040.05	Occupied	CTS – For Consolidation to HDMF
15	8021852217	10	34	Grandville Subd., Brgy. Daga	80.00	30.00	402,666.60	Occupied	HDMF – Consolidated

16	8021923713	14	06	Grandville Subd., Brgy. Daga	80.00	30.00	287, 669.34	Occupied	HDMF – Consolidated
17	8021852315	08	18	Grandville Subd., Brgy. Daga	80.00	30.00	398, 202.98	Occupied	HDMF – Consolidated
18	8021880910	03	06	Grandville Subd., Brgy. Daga	80.00	30.00	320, 284.33	Occupied	HDMF – Consolidated
BAGO CITY									
19	8021893612	02	15	Villa Rosa Heights Subd., Brgy. Dulao	90.00	28.80	444, 180.00	Occupied	HDMF – Consolidated
20	8021918517	11	05	Villa Rosa Heights Subd., Brgy. Dulao	80.00	30.00	403, 066.86	Occupied	CTS – For Consolidation to HDMF

PROPERTIES FOR 2nd AUCTION (WITH DISCOUNT)

ITEM NO.	PROPERTY NO.	LOCATION OF PROPERTY (BACOLOD CITY, AND SILAY CITY PROPERTIES)			LOT AREA	FLOOR OCCUP	MINIMUM BID PRICE	STATUS OF OCCUPAN	STATUS OF TCT
		BLK	LOT	DESCRIPTION					
BACOLOD CITY									
21	8021896713	40	10	Goldcrest Subd., Brgy. Bata	234.00	116.00	2,103,912.00	Occupied	HDMF – Consolidated
22	8021876416	42	24	Glendale Homes Subd. Brgy. Granada	50.00	27.50	346,878.00	Occupied	CTS – For Consolidation to HDMF
23	8021938511	14	21	Carmenville Subd. Brgy. Mansilingan	135.00	39.50	756,426.00	Occupied	HDMF – Consolidated
SILAY CITY									
24	8021927711	PCS06-001562		Sitio So-ol, Zone II, Silay City	192.00	34.80	308,200.96	Occupied	HDMF – Consolidated

GENERAL GUIDELINES

- Interested parties are required to secure copies of: (a) **INSTRUCTION TO BIDDERS (HQP-AAF-104)** and (b) **OFFER TO BID (HQP-AAF-103)** from the office of the Acquired Assets Management and Disposition Unit of the HDMF, Bacolod Housing Business Center, 2nd Floor, Gaisano Grand City Mall, Araneta St., Barangay Singcang, Bacolod City or any Member Services Branch near you or may download the forms at www.pagibigfund.gov.ph (link Disposition of Acquired Assets for Public Auction).
- Properties shall be sold on an “**AS IS, WHERE IS**” basis.
- All interested buyers are encouraged to inspect the property/ies before tendering their offer/s. The list of the properties may be viewed at www.pagibigfund.gov.ph/aa/aa.aspx (Other properties for sale-Disposition of Acquired Assets for Public Auction).
- Bidders are also encouraged to visit our website, www.pagibigfund.gov.ph/aa/aa.aspx five (5) days prior the actual auction date, to check whether there are any erratum posted on the list of properties posted under the sealed public auction.
- Sealed proposals shall be received by the Committee on Disposition of Acquired Assets’ Secretariat at the designated venue, starting 10:00 AM but not later than 10:30 AM or upon declaration of the closing of bid acceptance by the Committee on the scheduled date; the said proposals shall be opened immediately in the presence of the committee and attending bidders. Bidders are advised to submit their proposals only on the scheduled date of batch. No proposals shall be accepted by the committee earlier or later than the scheduled date.

6. The Bid Offer shall not be lower than the minimum bid amount set by the Fund.
7. Each bid proposal shall be accompanied by a BIDDER'S BOND either in CASH or MANAGER'S CHECK issued by any commercial bank, **in Philippine Currency**, payable to Pag-IBIG Fund for an amount equivalent to 10% of the BID PRICE. It shall likewise serve as the down payment of the winning bidder.
8. **The bidder shall state in words and in figures the amount of his bid and his mode of payment** and shall submit a bidder's bond in the amount equivalent to at least ten percent (10%) of his bid. The bond shall be in Philippine Currency and may be in the form of cash or manager's check payable to the Fund and issued by any commercial or universal bank.
9. **In the absence of a chosen mode of payment, the default mode of payment shall be long-term installment. Likewise, change on the winning bidder's mode of payment shall not be allowed.**
10. For Bidders, whose bid bond is in the form of a MANAGER'S CHECK, are advised to adhere to the current Bangko Sentral ng Pilipinas' (BSP) memorandum relative to the proper handling of checks: Do not staple, crumple, fold, bind or pin checks.
11. Payment of the remaining ninety percent (90%) bid offer balance may either be thru any of the following modes:
 - a. Cash – on which the approved purchase price shall be paid not later than thirty (30) calendar days from date of receipt of Notice of Approval of Sale.
 - b. Short-Term Installment basis – on which payment shall be in twelve (12) equal monthly installment, **it will bare an interest based on the Full Risk-Based Pricing Framework for three-year fixing period.**
 - c. Long Term Installment – payment shall be in the form of monthly amortization based on the approved term, which may be up to a maximum of thirty (30) years with the following considerations:
 1. Approval and term shall be subject to eligibility requirements stipulated under the **Circular 383 Guidelines on sale of Pag-IBIG FUND Real and Other Properties Acquired;**
 2. The amount shall be the bidder's bid offer, net of the 10% down payment;
 3. In case the application has been disapproved, the 10% bidder's bond shall be forfeited in favor of the Fund.
 4. The buyer shall be required to file his Long-term installment application and pay the following incidental expenses within thirty (30) calendar days from receipt of the Notice of Loan Approval:
 - a. Processing fee of Three Thousand Pesos (the P1,000.00 shall be paid on the auction day while the remaining P2,000.00 shall be paid upon submission of complete requirements);
 - b. Equity, if applicable;
 - c. One-year advance insurance premiums (sales redemption insurance as well as fire and allied peril insurance);
 5. In case the Bid Offer, net of the ten percent (10%) bid bond and additional discount, is still higher than the appraisal value of the property, the amount in excess of the appraisal value shall be treated as equity. It shall be paid by the buyer within thirty (30) calendar days upon receipt of Notice of Loan Approval.
 6. Original Borrowers who wish to participate on the Sealed Public Auction shall not be allowed to bid thru long term installment availment. They may only bid thru cash or short-term installment basis.
12. Discounts are not applicable on First Sealed Public Auction Properties.
13. The Bidders shall be present at the opening of bids. Bidders may designate their Authorized Representatives, provided they shall issue the following documents:
 - a. Notarized Special Power of Attorney (SPA) for individual-bidder. *The SPA for bidding may be downloaded at www.pagibigfund.gov.ph/aa/aa.aspx (Other properties for sale-Disposition of Acquired Assets for Public Auction)*
 - b. Secretary's Certificate for company-bidder
14. The Opening of Bids shall commence from 12:01 PM or upon declaration by the Committee until completion.
15. The bidder who offers the highest bid shall be declared as the winner.

16. In case there are identical offers constituting the highest bids, the tie shall be resolved by considering the Mode of Payment. The priority in terms of mode of payment shall be as follows:

- a. Cash;
- b. Short-Term Installment;
- c. Long-Term Installment.

If there is still a tie after considering the mode of payment, it shall be resolved immediately through toss coin. However, in case there are more than two (2) highest bidders, the tie shall be resolved based on the time of registration of bids.

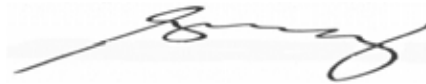
17. The non-winning bidders' respective bid bonds shall be returned to them immediately together with an Acknowledgment Receipt once a winning bidder has been declared.

18. If the winning bidder fails or refuses to push through with the purchase of the property or fails to pay in full the remaining balance within 30 calendar days from receipt of the Notice of Award (NOA), he shall lose his right as winning bidder and the 10% bidder's bond shall be forfeited in favor of the Fund.

19. The Fund shall declare the next highest bidder as the winning bidder in case the sale to the original winning bidder is cancelled. He shall be required to pay a down payment of 10% of the offer price within fifteen (15) calendar days from notification and the remaining ninety percent (90%) of his bid price within the approved payment period. In the event there are two (2) or more complying bidders, the same rule on resolving ties shall be applied.

20. Interested parties may visit the **ACQUIRED ASSETS MANAGEMENT AND DISPOSITION UNIT** or contact **MR. GHILL B. MALIMBAG, MR. JOEBERT MARI P. PACHECO** or **MRS. MA. IMELDA B. TADIFA** at telephone no. (034) 707-1535. You may also email your inquiries for further details at bacolodlrru@pagibigfund.gov.ph.

PAG-IBIG FUND RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS, TO WAIVE ANY FORMALITY THEREIN OR ACCEPT SUCH BIDS AS MAY BE CONSIDERED MOST ADVANTAGEOUS TO THE FUND. THE DECISION OF THE FUND IS FINAL AND BINDING.



ATTY. MARIE ANTONIETTE G. DUMAGAN-DIAZ
OVP-Home Lending Operations
Visayas/Mindanao Group
Chairman
Committee on Disposition of Acquired Assets

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OFFER TO BID

Date

Attention: **COMMITTEE ON DISPOSITION OF ACQUIRED ASSETS**

Sir/Madam:

Relative to your **“INVITATION TO BID”** (Sale of acquired properties) published in the newspaper/Pag-IBIG website to be held on **NOVEMBER 4, 2015** at **BACOLOD HOUSING BUSINESS CENTER GAISANO CITY MALL, ARANETA ST., SINGCANG, BACOLOD CITY, 6100.** I/We have the honor to submit the following proposal, subject to the terms and conditions contained in the “Invitation to Bid” and “Instruction to Bidders & General Guidelines”:

1. Location of the Property: _____
2. Property No. _____ TCT/CCT No _____
3. Bid Price: _____ (P _____)
4. Bid Bond (10% of Bid Price): _____ (P _____)
5. Mode of Payment: Cash Installment Housing Loan
6. Former Owner: Yes No
7. Pag-IBIG Member Yes No

I/We enclose my/our **CASH** payment/s or **MANAGER’S CHECK** payable to the **Pag-IBIG FUND**, as bidder’s bond in the amount equivalent to 10% of the bid price. The said deposit shall be returned if my/our proposal is deemed unsuccessful, or applied as part of the payment if my/our bid is declared as winning bid by the **Pag-IBIG FUND**.

I/We further agree that Pag-IBIG Fund has no commitment and makes no guaranty to approve the offer, as it is understood to be subject to final approval by the Pag-IBIG Fund’s approving authorities.

Vey truly yours,

BIDDER

Bidder Information:

NAME OF BUYER/AUTHORIZED REPRESENTATIVE					DATE OF BIRTH (mmdyyyyy)		
<i>Last Name</i>	<i>First Name</i>	<i>Name Extension (e.g. Jr., III)</i>	<i>Middle Name</i>	<i>Maiden Name</i>	<input type="text"/> - <input type="text"/> - <input type="text"/>		
SSS/GSIS ID NO.		TAXPAYERS IDENTIFICATION NO. (TIN)		Pag-IBIG MID NO.		COMMON REFERENCE NO. (CRN)	
PERMANENT HOME ADDRESS					CONTACT DETAILS		
<i>Unit/Room No., Floor Building Name Lot No., Block No., Phase No. or House No. Street Name</i>					<i>(Indicate country code if abroad)</i>		
<i>Subdivision Barangay Municipality/City Province and State Country (if abroad) ZIP Code</i>					COUNTRY + AREA CODE TELEPHONE NO.		
					Home Tel. No.		
					Cellphone No.		
PRESENT HOME ADDRESS					Employer/Business Tel. No.		
<i>Unit/Room No., Floor Building Name Lot No., Block No., Phase No. or House No. Street Name</i>					Email Address		
<i>Subdivision Barangay Municipality/City Province and State Country (if abroad) ZIP Code</i>							
EMPLOYER/BUSINESS NAME							
EMPLOYER/BUSINESS ADDRESS							
<i>Unit/Room No., Floor Building Name Lot No., Block No., Phase No. or House No. Street Name</i>					PREFERRED MAILING ADDRESS		
<i>Subdivision Barangay Municipality/City Province and State Country (if abroad) ZIP Code</i>					<input type="checkbox"/> Permanent Home Address <input type="checkbox"/> Present Home Address <input type="checkbox"/> Employer/Business Address		

(November 2012)

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(November 2012)



BACOLOD
(Branch)

INSTRUCTION TO BIDDERS

1. Secure 2 copies of the Offer to Bid (*For Sealed Public Bidding*) from the Acquired Asset Section, Gaisano City Mall, Araneta St., Singang, Bacolod City or you may download it from our website, www.pagibigfund.gov.ph (link Property Finder/Acquired Asset Properties).
2. Fill out the Offer to Bid and affix signature on the designated portion of the form.
3. Insert the accomplished Offer to Bid in an envelope together with the bidder's bond, and seal it.

NOTES: a. Each bid must be accompanied by a bidder's bond in the form of cash or manager's check issued by any commercial bank, payable to the Pag-IBIG Fund in the amount equal to ten percent (10%) of the bid price. Such deposit shall serve as the winning bidder's downpayment or shall be returned to the non-winning bidder, without interest, upon completion of the public bidding.

Sample Computation:

Minimum Bid Price	: P 300,000.00 (Pag-IBIG Fund)
Bid Amount	: P 400,000.00 (higher than the minimum bid price)
	(Bid Amount) x 10%
	(P400, 000.00) x .10
Bidder's Bond	: P 40,000.00

- b. The bid amount shall in no case be lower than the minimum bid price determined by the Fund indicated in the Invitation to Bid.
4. Submit the sealed envelope at Bacolod Housing Business Center, Gaisano City Mall, Araneta St., Brgy. Singang, Bacolod City from **9:00 AM** to **12:00 NN** of the scheduled date of sealed public bidding.
5. Proceed to 2nd Floor, Gaisano Grand City Mall where the public bidding will be conducted.
6. Register in the Attendance Sheet during the sealed public bidding.



Quality Management System

Pag-IBIG Fund

BID AUTHORIZATION FORM

Document No.	: HQP-FSF-013	Effectivity Date	: AUG 05 2014
Revision No.	: 00	Page	: 1 of 1

REVISION HISTORY

REVISION NO.	EFFECTIVITY DATE	REVISION	REASON FOR REVISION

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Pag-IBIG Fund

(Home Development Mutual Fund)

BID AUTHORIZATION FORM

Date: _____

ATTENTION: THE DISPOSAL COMMITTEE

In line with our interest to purchase on **“AS IS, WHERE IS BASIS”** for _____ scheduled for disposal, the undersigned Bidder authorizes the hereunder designated representative to submit Bid/s on my behalf, to wit:

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Bidder:

Authorized Representative:

Printed Name and Signature

Printed Name and Signature

Address:

Address:

Contact Number:

Contact Number:

Cellphone No. _____

Cellphone No. _____

Telephone No. _____

Telephone No. _____

Email Address _____

Email Address _____

Note: Please attach photocopy of ID of Bidder and Representative.

(Rev. 00, 07/2014)