



NAGA BRANCH

INVITATION TO SUBMIT OFFER TO PURCHASE

(November 04, 2019)

The Pag-IBIG Fund Committee on Disposition of Acquired Assets hereby invites interested buyers who would like to purchase Pag-IBIG Fund acquired assets through negotiated sale:

PUBLICATION BATCH NO.	AREA/LOCATION OF PROPERTIES	NO. OF AVAILABLE UNITS	PERIOD OF ACCEPTANCE OF OFFERS
53003	ALBAY CAMARINES NORTE CATANDUANES MASBATE SORSOGON	43	November 04, 2019 to November 08, 2019

GENERAL GUIDELINES

- The list of the properties for negotiated sale may be viewed at <https://www.pagibigfund.gov.ph/aa/>.
- Interested buyers are encouraged to inspect their desired property/ies to purchase prior to submission of offer.
- The properties shall be sold on an "AS IS, WHERE IS" basis which means that the buyer accepts whatever the physical status of the property/ies including whether it is occupied or not.
- The OFFERED PRICE per property shall not fall below the minimum gross selling price of the property set by the Fund.

Example: If the minimum gross selling price of the property is P600,000.00, the Offered Price to be indicated in the Offer to Purchase shall be "P600,000.00" or higher.

- Purchase of the said properties may be one of the following modes of sale:

a. GROUP SALE

- Available to interested buyers employed under the same employer. Their employer shall meet the following requirements prior to submission of offer:
 - Accredited pursuant to the criteria provided in the prevailing guidelines on the Pag-IBIG Fund Employer Accreditation Program;
 - Have a Collection Servicing Agreement (CSA) or will have CSA with the Fund relative to the deduction and remittance of housing amortization.

NOTE: This mode of sale is also available to members of employees' associations or cooperatives whose employer has a CSA or willing to execute a CSA with the Fund.

- The interested buyers shall submit their individual offer stating their desired property to purchase, offered price and preferred mode of payment (cash, short-term installment or long term installment) to their group's authorized representative.
- The group's representative shall batch the offers and accomplish Offer to Purchase (HQP-AAF-213) with attached List of Interested Employees/Members and Properties to be Purchased under Group Sale (HQP-AAF-214).
- The "aggregate Gross Selling Price" of the properties subject of group's initial offer for the year should be at least Ten Million Pesos (P10,000,000.00).

Example:

Desired Properties	Gross Selling Price*	Offered Price**
Property A	P3,000,000	P3,100,000
Property B	P3,000,000	P3,100,000
Property C	P4,000,000	P4,100,000
Total	P10,000,00	P10,300,00

*Set by Pag-IBIG Fund

**Set by the employee/members of the group

- The Fund shall grant a discount depending on the aggregate gross selling price of the properties as follows:

Gross Selling Price	Discount Rate
P10M to P50M	40%
More than P50M to P100M	42%
More than P100M	45%

- The Offer to Purchase and List shall be sealed in a mailing envelope.

b. BULK SALE

- Available to interested buyers of more than one (1) acquired asset with the aggregate "Gross Selling Price" of at least Ten Million Pesos (P10,000,000.00).

Example:

Desired Properties	Gross Selling Price*	Offered Price**
Property A	P3,000,000	P3,100,000
Property B	P3,000,000	P3,100,000
Property C	P4,000,000	P4,100,000
Total	P10,000,00	P10,300,00

*Set by Pag-IBIG Fund
**Set by the Buyer

- Interested buyers shall accomplish Offer to Purchase (If an individual, HQP-AAF-212; if a juridical entity, HQP-AAF-213) indicating their preferred mode of payment (cash or short-term installment) together with a List of Properties to be Purchased under Bulk Sale (HQP-AAF-215).
- The Fund shall grant a discount depending on the aggregate gross selling price of the properties as follows:

Gross Selling Price	Discount Rate
P10M to P50M	40%
More than P50M to P100M	42%
More than P100M	45%

- The Offer to Purchase and List shall be sealed in a mailing envelope.

c. RETAIL SALE

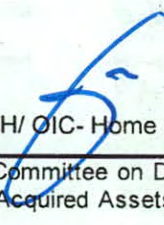
- Available to any buyers who are interested to purchase Pag-IBIG Fund acquired assets.
- Interested buyers shall submit their offer indicating their preferred mode of payment (cash or short-term installment) using the form Offer to Purchase (If an individual, HQP-AAF-212; if a juridical entity, HQP-AAF-213).
- The Fund shall grant a discount depending on the chosen mode of payment:

Mode of Payment	Discount
Cash	30%
Short-Term Installment	20%
Long-Term Installment	10%

- If the mode of payment is through long term installment, the buyer shall attach a copy of his/her proof of income to the Offer to Purchase.
 - The Offer to Purchase shall be sealed in a mailing envelope.
6. The sealed envelope containing the offer shall be dropped in the drop box located at **PAG-IBIG FUND - NAGA HOUSING BUSINESS CENTER, 2ND FLOOR, ALDP BLDG., ROXAS AVENUE, DIVERSION ROAD, NAGA CITY, CAMARINES SUR.**
 7. The interested buyer shall be required to register at the frontline counter prior to dropping of sealed offers. A Registration Stub will be issued as proof of registration.
 8. In case the offer will be dropped by a representatives, a Special Power of Attorney (SPA)/Secretary's Certificate shall be included in the sealed envelope. The authority given to the representative shall only be limited to dropping of offer and receipt of Notice of Award.
 9. Acceptance of sealed offers shall be from 08:00 AM to 05:00 PM starting November 04, 2019 until **November 08, 2019.** No offers shall be accepted after the said cut-off time and date.

10. The determination of winning offers shall be on **November 11, 2019** at **PAG-IBIG FUND - NAGA HOUSING BUSINESS CENTER, 2ND FLOOR, ALDP BLDG., ROXAS AVENUE, DIVERSION ROAD, NAGA CITY, CAMARINES SUR.**
11. The determination of winning offers shall be monitored by a representative from Commission on Audit (COA). Attendance of the buyer in the venue is only optional.
12. The buyer who has the **HIGHEST OFFERED PRICE** on a specific property shall be considered the winner.
13. In case there are identical offers constituting the highest offer on a specific property, the tie shall be resolved by toss coin. However, in case there are more than two (2) highest offerors, the tie shall be resolved through draw lots.
14. The result of the negotiated sale shall be released and posted in the Pag-IBIG Fund official website at www.pagibigfund.gov.ph on the following week after the scheduled date of determination of winning offers. Buyers are encouraged to check the result on the said website.
15. Any notification sent by Pag-IBIG Fund through email or SMS shall be sufficient compliance to the notification requirement and presumed to be deemed received by the buyer. In this regard, the Buyer shall ensure that the contact number and email address indicated on the Offer to Purchase are active. The buyer shall inform Pag-IBIG Fund immediately on any changes on his/her contact number.
16. The winning buyer shall be required to pay a **NON-REFUNDABLE RESERVATION FEE OF ONE THOUSAND PESOS (P1,000.00)** (except for Bulk Sale) within five (5) working days from date of receipt of Notice of Award (NOA). If the mode of payment is through cash or short term installment, a downpayment of at least five percent (5%) of the net selling price shall be paid together with the reservation fee.
17. The winning buyers must abide by the terms and conditions of his chosen mode of payment:
 - a. **Cash Payment** – the balance on the net selling price shall be paid not later than thirty (30) calendar days from date of signing of Deed of Conditional Sale (DCS).
 - b. **Short-Term Installment** – the balance on the net selling price shall be paid in equal monthly installment and provided the chosen payment term shall not exceed twelve (12) months subject to an interest based on the Full Risk-Based Pricing Framework for three-year fixing period. For Bulk Sale, the applicable interest rate shall be based on the Fund's Full Risk-Based Pricing Framework for Wholesale Loans.
 - 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:
 - c.1. Approval and term shall be subject to eligibility requirements stipulated under the Circular 428 Omnibus Guidelines on Sale of Pag-IBIG Fund Real and Other Properties Acquired;
 - c.2. The amount shall be the buyer's offered price;
 - c.3. The buyer shall be required to file his/her Long-Term Installment application and pay the following incidental expenses within thirty (30) calendar days from payment of reservation fee:
 - Processing fee of Two Thousand Pesos (P2,000.00) shall be paid upon submission of complete requirements;
 - Equity, if applicable;
 - One-year advance insurance premiums (sales redemption insurance as well as non-life insurance);
 - c.4. In case the Offered Price, net of downpayment (if any) and additional discount, is still higher than the approved amount for Long Term Installment, the amount in excess shall be treated as equity. It shall be paid by the buyer within thirty (30) calendar days from receipt of Notice of Conditional Approval of Sale (NOAS).
 - c.5. Original Borrowers who wish to participate on the negotiated sale shall not be allowed to avail long term installment as mode of payment. They may only submit offer thru cash or short-term installment basis.
 - c.6. In case the application has been disapproved due to buyer's fault, any downpayment not to exceed 5% of the net selling price and processing fee shall be forfeited in favor of the Fund.
18. The winning buyer shall take possession of the property without seeking assistance from the Fund.
19. If the winning buyer fails or refuses to push through with the purchase of the properties, or fails to comply with the terms and conditions of the sale, he/she shall lose his/her right as the winning buyer and the Fund shall offer the subject property/ies on the next list of properties to be offered for negotiated sale.
20. Interested parties may visit the Naga Housing Business Center and contact at tel. no. NONE. You may also email your inquiries for further details at NONE.

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


PHILIP S. KEITH/ OIC- Home Lending Operations-Luzon

Chairman, Committee on Disposition of
Acquired Assets





<https://www.foreclosurephilippines.com>

(NAGA BRANCH)

LIST OF ACQUIRED ASSETS AVAILABLE FOR NEGOTIATED SALE

Publication Batch Number : 53003

ITEM NO.	PROPERTY NUMBER	PROPERTY LOCATION	TYPE	TCT/CCT NO.	LOT AREA	FLOOR AREA	MINIMUM GROSS SELLING PRICE	APPRAISAL DATE	REMARKS
LOT ONLY / ALBAY									
1.	805218101600236	Lot 8227-D Blk. No Block Number Phase No Phase N 050502033 NON-SUBDIVISION QUIRANGAY CAMALIG ALBAY REGION 5 (BICOL REGION) 4502	Lot Only	T-142561	2,500.00	0	1,125,000.00	05/28/2018	
2.	805219042400041	Lot 758A3G8C Blk. - Phase na Section na na 050504043 NON-SUBDIVISION SAN FRANCISCO GUINOBATAN ALBAY REGION 5 (BICOL REGION) 4503	Lot Only	T-149318	116	0	278,400.00	02/28/2018	
3.	805218101600005	Lot 539-J-3 Blk. No Block Number 050508027 NON-SUBDIVISION LAYON LIGAO CITY ALBAY REGION 5 (BICOL REGION) 4504	Lot Only	T-103328	1,129.00	0	2,032,200.00	05/31/2018	
4.	805219093000105	Lot 8 Blk. 32 Phase na Section na 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-92079	70	0	192,500.00	05/09/2019	
5.	805219093000006	Lot 7 Blk. 32 Phase na Section na 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-92078	70	0	192,500.00	05/09/2019	
6.	805219042400051	Lot 19 Blk. 33 Phase na Section na na 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-92112	70	0	175,000.00	11/15/2017	
7.	805219042400040	Lot 18 Blk. 33 Phase na Section na na 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-92111	70	0	175,000.00	11/15/2017	
8.	805219042400038	Lot 07 Blk. 40 Phase na Section na na 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-92171	65	0	162,500.00	08/02/2018	
9.	805218101600214	Lot 22 Blk. 34 Phase No Phase N 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-87427	68	0	170,000.00	11/15/2017	
10.	805218101600210	Lot 12 Blk. 41 Phase No Phase N 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-92195	82	0	205,000.00	11/15/2017	
11.	805218101600125	Lot 02 Blk. 40 Phase No Phase N 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	92166	70	0	175,000.00	06/07/2018	
12.	805218101600069	Lot 13 Blk. 40 Phase No Phase N 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-92177	65	0	162,500.00	11/15/2017	
13.	805218101600062	Lot 11 Blk. 41 Phase No Phase N 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	92194	70	0	175,000.00	11/15/2017	
14.	805218101600059	Lot 04 Blk. 41 Phase No Phase N 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-92187	70	0	175,000.00	11/15/2017	
15.	805218101600054	Lot 05 Blk. 39 Phase No Phase N 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-92149	70	0	175,000.00	11/15/2017	
16.	805218101600040	Lot 14 Blk. 40 Phase No Phase N 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-92178	75	0	187,500.00	11/15/2017	
17.	805218101600039	Lot 20 Blk. 34 Phase No Phase N 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-87425	68	0	170,000.00	11/05/2017	
18.	805219042400028	Lot 15 Blk. 06 Phase na Section na na 050513034 OSIAL PARKLAND SUBDIVISION PIO DURAN ALBAY REGION 5 (BICOL REGION) 0000	Lot Only	T-147494	80	0	132,400.00	06/19/2018	
19.	805219042400027	Lot 17 Blk. 06 Phase na Section na na 050513034 OSIAL PARKLAND SUBDIVISION PIO DURAN ALBAY REGION 5 (BICOL REGION) 0000	Lot Only	T-147495	80	0	132,400.00	06/19/2018	
20.	805219042400026	Lot 13 Blk. 06 Phase na Section na na 050513034 OSIAL PARKLAND SUBDIVISION PIO DURAN ALBAY REGION 5 (BICOL REGION) 0000	Lot Only	T-147493	80	0	132,400.00	06/19/2018	
DUPLEX / ALBAY									
21.	805219042400037	Lot 11 Blk. 22 Phase na Section na na 50514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Duplex	T-89571	84	24.75	284,550.00	08/02/2018	
22.	805218101600212	Lot 09 Blk. 34 Phase No Phase N 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Duplex	T-87414	70	24.75	211,075.00	05/16/2019	
23.	805218101600124	Lot 01 Blk. 41 Phase No Phase N 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Duplex	T-92184	70	24.75	237,328.53	06/07/2018	

24.	805218101600065	Lot 11 Blk. 23 Phase No Phase N 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Duplex	89583	70	24.75	252,910.67	06/07/2018	
25.	805218101600057	Lot 10 Blk. 22 Phase No Phase N 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Duplex	T-89570	89	24.75	268,492.80	06/07/2018	
26.	805218101600055	Lot 10 Blk. 34 Phase No Phase N 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Duplex	T-87415	70	24.75	175,000.00	11/15/2017	
LOT ONLY / CAMARINES NORTE									
27.	805318101500009	Lot 8 Blk. 23 Phase I HOLIDAY HOMES LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	59326	99		227,700.00	03/06/2018	
28.	805319072500038	Lot 5 Blk. 13 MALASUGUI LABO CAMARINES NORTE REGION 5 (BICOL REGION)	Lot Only	65370	70		70,000.00	01/29/2018	
LOT ONLY / CATANDUANES									
29.	805219051500004	Lot 06 Blk. 27 Phase IV Section na 052011015 OUR LADY'S VILLAGE SUBDIVISION-VIRAC CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	6301	60	0	95,700.00	03/21/2019	
30.	805218101600140	Lot 28 Blk. 26 Phase IV 052011015 OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	6288	60	0	95,700.00	05/29/2019	
DUPLEX / CATANDUANES									
31.	805219041200057	Lot 41 Blk. 09 Phase I Section na 52011015 OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Duplex	18338	60	24.6	186,480.00	01/17/2019	
32.	805218101600167	Lot 29 Blk. 25 Phase IV 052011015 OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Duplex	6194	60	24	95,700.00	05/29/2019	
LOT ONLY / MASBATE									
33.	805219072600034	Lot 18 Blk. 14 Phase na Section na 054113018 VILLA OTILLA SUBDIVISION PINAMARBUHAN MOBO MASBATE REGION 5 (BICOL REGION) 5401	Lot Only	T-15996	60	0	48,000.00	07/02/2018	
34.	805219072600031	Lot 8 Blk. 14 Phase na Section na 054113018 VILLA OTILLA SUBDIVISION PINAMARBUHAN MOBO MASBATE REGION 5 (BICOL REGION) 5401	Lot Only	T-15988	60	0	48,000.00	07/02/2018	
35.	805219072600028	Lot 5 Blk. 14 Phase na Section na 054113018 VILLA OTILLA SUBDIVISION PINAMARBUHAN MOBO MASBATE REGION 5 (BICOL REGION) 5401	Lot Only	T-15985	60	0	48,000.00	07/02/2018	
LOT ONLY / SORSOGON									
36.	805218101600126	Lot 6284-B2-C8-B Blk. No Block Number Phase No Phase N 056216015 NON-SUBDIVISION CAMBULAGA SORSOGON CITY SORSOGON REGION 5 (BICOL REGION) 4700	Lot Only	T-53254	1,000.00	0	2,000,000.00	06/14/2018	
37.	805219042400119	Lot 2 Blk. 04 Phase na Section na 056216018 SACRED HEART SUBDIVISION GUINLAJON SORSOGON CITY SORSOGON REGION 5 (BICOL REGION) 4700	Lot Only	T-51714	180	0	171,000.00	07/18/2018	
38.	805219042400033	Lot 1 Blk. 04 Phase na Section na 056216018 SACRED HEART SUBDIVISION GUINLAJON SORSOGON CITY SORSOGON REGION 5 (BICOL REGION) 4700	Lot Only	T-51713	155	0	147,250.00	07/18/2018	
39.	805218101600198	Lot 02 Blk. 25 Phase No Phase N 056216022 IMPERIAL RIDGEVIEW SUBDIVISION PANGPANG SORSOGON CITY SORSOGON REGION 5 (BICOL REGION) 4700	Lot Only	35227	70	0	140,000.00	03/12/2018	
40.	805218101600071	Lot 10 Blk. 28 Phase No Phase N 056216022 IMPERIAL RIDGEVIEW SUBDIVISION PANGPANG SORSOGON CITY SORSOGON REGION 5 (BICOL REGION) 4700	Lot Only	35286	70	0	140,000.00	03/12/2018	
41.	805219042400044	Lot 3 Blk. 04 Phase na Section na 056213015 ARCHOMES SUBDIVISION PILAR SORSOGON REGION 5 (BICOL REGION) 4714	Lot Only	T-60020	96	0	174,240.00	06/21/2018	
42.	805219042400024	Lot 8 Blk. 07 Phase na Section na 056213015 ARCHOMES (MARI VILLE) SUBDIVISION PILAR SORSOGON REGION 5 (BICOL REGION) 4714	Lot Only	T-60058	180	0	326,700.00	07/18/2018	
43.	805219042400023	Lot 7 Blk. 07 Phase na Section na 056213015 ARCHOMES (MARI VILLE) SUBDIVISION PILAR SORSOGON REGION 5 (BICOL REGION) 4714	Lot Only	T-60057	180	0	326,700.00	07/18/2018	