



*BACOLOD BUSINESS HOUSING CENTER*

## INVITATION TO SUBMIT OFFER TO PURCHASE

September 24, 2020

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
059-022	CAPIZ, ILOILO, NEGROS OCCIDENTAL	46	<i>October 12, 2020 to October 23, 2020</i>

### GENERAL GUIDELINES

- The list of the properties for negotiated sale may be viewed at [www.pagibigfund.gov.ph](http://www.pagibigfund.gov.ph).
- 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
<b>Total</b>	<b>P10,000,000</b>	<b>P10,300,000</b>

\*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
<b>Total</b>	<b>P10,000,000</b>	<b>P10,300,000</b>

\*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 following Pag-big Fund Branches:  
(2<sup>nd</sup> Flr Gaisano City Mall, Araneta Street Bacolod City),, (Plazuela De Iloilo B.S. Aquino Avenue., Mandurriao, Iloilo City),,, (2<sup>nd</sup> Floor GT Plaza Mall, M.H. del Pilar Street Molo, Iloilo City),,, (A&T Santos Building, Sacred Heart of Jesus Avenue Pueblo De Panay, Lawa-an Roxas City),,, (2<sup>nd</sup> Floor St. Ignatius Square, Magma Street Kalibo Aklan),,.
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 representative, an Authorization Letter signed by the buyer and photocopy of valid ID of the buyer with contact number shall be presented upon registration. The authorization shall only be limited to the dropping of sealed offer.
9. Acceptance of sealed offers shall be from **(8:00am) to (5:15pm)** starting **(October 12, 2020)** until **(October 23, 2020)**.  
No offers shall be accepted after the said cut-off time and date.
10. The determination of winning offers shall be on **(October 27, 2020, 8:00AM)** at 2<sup>nd</sup> Flr Gaisano City Mall Araneta Street Brgy. Singcang Bacolod City.

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](http://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 installments, provided that 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 (NCAS).
    - 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 Acquired Asset Section and contact Ma. Imelda Tadifa, Ghill B. Malimbag, Joebert Mari P. Pacheco, Pauline Mabasa, Cris Gabiota and Marc S. Jalapa at tel. no. 707-1535/09271446454/09611444254. You may also email your inquiries for further details at [bacolodlrmr.d.lrru@pagibigfund.gov.ph](mailto:bacolodlrmr.d.lrru@pagibigfund.gov.ph).

**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.**

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

(BACOLOD BRANCH)

## LIST OF ACQUIRED ASSETS AVAILABLE FOR NEGOTIATED SALE

Publication Batch Number : 59022

ITEM NO.	PROPERTY NUMBER	PROPERTY LOCATION	TYPE	TCT/OCT NO.	LOT AREA	FLOOR AREA	MINIMUM GROSS SELLING PRICE	APPRAISAL DATE	REMARKS
<b>LOT ONLY / CAPIZ</b>									
1.	805818071800028	Lot 939-A-7 MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	T-097-2012003618	612		1,530,000.00	19/11/2019	UNOCCUPIED
2.	805818071800084	Lot 3-B ILAYA-IVISAN IVISAN CAPIZ REGION 6 (WESTERN VISAYAS) 5805	Lot Only	089-2018000496	1,000.00	0	1,520,000.00	22/05/2020	UNOCCUPIED
3.	805818071800085	Lot 3-A ILAYA-IVISAN IVISAN CAPIZ REGION 6 (WESTERN VISAYAS)	Lot Only	089-2018000497	1,000.00	0	1,520,000.00	22/05/2020	UNOCCUPIED
4.	805818071800036	Lot 25 Bk. 2 OAKWOOD SUBD. MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2017002055	146		452,600.00	20/09/2019	UNOCCUPIED
5.	805818071800020	Lot 46 Bk. 9 OAKWOOD SUBD. MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2012001927	120		372,000.00	13/02/2019	UNOCCUPIED
6.	805818080600027	Lot 19 Bk. 9 OAKWOOD SUBD. MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	T-097-2015002545	120		372,000.00	20/09/2019	UNOCCUPIED
7.	805818080600018	Lot 49 Bk. 9 OAKWOOD SUBD. MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2012001910	147		455,700.00	13/02/2019	UNOCCUPIED
8.	805818080600087	Lot 2015-C-4-J-4 ALBAR HILLS SUBDIVISION LAWA-AN ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2017000351	178	0	534,000.00	07/02/2020	UNOCCUPIED
9.	805818071800026	Lot 6-D-3-E MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2015001780	400		1,000,000.00	19/11/2019	UNOCCUPIED
10.	805818071800065	Lot 934-B-2-B MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2018000393	440		880,000.00	22/05/2020	UNOCCUPIED
<b>SINGLE ATTACHED / NEGROS OCCIDENTAL</b>									
11.	859201908090007	Lot 4 Bk. 1 BAYVIEW HOMES SUBDIVISION BANQUEROHAN CADIZ CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6121	Single Attached	T-20669	120	41.5	1,029,700.00	11/07/2019	OCCUPIED
12.	805919013100006	Lot 21 Bk. 04 MT. CARMEL SUBD. PROGRESO (POB.) BINALBAGAN NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6107	Single Attached	T - 091-2013001575	114	132.09	3,199,240.00	30/10/2018	OCCUPIED
<b>TOWN HOUSE / ILOILO</b>									
13.	859201903140003	Lot 12 Bk. 2 Phase 1 DECA HOMES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010006269	48	55	1,306,246.67	13/11/2018	UNOCCUPIED
14.	858201902080001	Lot 30 Bk. 18 Phase 2 DECA HOMES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	9.02013E+11	48	55	1,205,100.00	21/12/2018	UNOCCUPIED
15.	859201907100005	Lot 29 Bk. 12 Phase 2 DECA HOMES SUBDIVISION PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005408	50	55	1,352,300.00	24/04/2019	OCCUPIED
16.	805819010900008	Lot 7 Bk. 15 Phase 1 DECA HOMES SUBDIVISION PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS)	Town House	090-2010006648	96	55	1,919,900.00	15/07/2019	OCCUPIED
17.	805819010900006	Lot 2 Bk. 17 Phase 2 DECA HOMES SUBDIVISION PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005594	48	55	1,225,700.00	12/03/2020	UNOCCUPIED
18.	805819010900005	Lot 9 Bk. 17 Phase 1 DECA HOMES SUBDIVISION PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS)	Town House	090-2010006680	48	55	1,397,246.67	23/10/2018	OCCUPIED
19.	805818080600084	Lot 33 Bk. 12 Phase 2 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005412	49	55	1,295,173.33	22/03/2019	OCCUPIED
20.	805818080600088	Lot 67 Bk. 5 Phase 2 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005107	48	55	1,197,992.60	15/07/2019	UNOCCUPIED
21.	805818080600079	Lot 15 Bk. 5 Phase 1 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010006387	48	55	1,038,583.08	06/03/2019	UNOCCUPIED
22.	805818080600073	Lot 3 Bk. 27 Phase 1 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010007002	48	55	1,048,093.97	02/02/2019	UNOCCUPIED
23.	805818080600070	Lot 2 Bk. 2 Phase 1 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010006259	48	55	1,250,433.33	05/11/2018	UNOCCUPIED
24.	805818080600069	Lot 8 Bk. 14 Phase 2 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005481	48	55	1,159,760.00	05/11/2018	UNOCCUPIED
25.	805818080600054	Lot 12 Bk. 27 Phase 1 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010007011	48	55	1,434,930.00	05/11/2018	UNOCCUPIED
26.	805818080600049	Lot 45 Bk. 14 Phase 2 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005518	48	55	1,055,385.38	05/11/2018	UNOCCUPIED
27.	805818071800057	Lot 22 Bk. 13 Phase 2 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005463	48	55	1,196,175.20	12/03/2020	UNOCCUPIED
28.	805818080600046	Lot 41 Bk. 5 Phase 2 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005081	48	55	1,198,683.33	05/11/2018	UNOCCUPIED
29.	805818071800056	Lot 12 Bk. 19 Phase 2 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005680	40	55	1,109,552.00	12/03/2020	OCCUPIED
30.	805818071800054	Lot 11 Bk. 18 Phase 2 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005641	48	55	1,269,700.00	27/09/2019	OCCUPIED
31.	805818071800051	Lot 20 Bk. 36 Phase 1 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010007201	45	55	1,085,187.36	12/03/2020	OCCUPIED
32.	805818080600124	Lot 12 Bk. 17 Phase 1 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010006683	48	55	1,077,771.84	12/03/2020	UNOCCUPIED
33.	805818080600118	Lot 28 Bk. 13 Phase 2 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005469	48	55	990,470.76	12/03/2020	OCCUPIED
34.	805818080600113	Lot 6 Bk. 11 Phase 2 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005333	48	55	1,380,600.00	27/09/2019	OCCUPIED
35.	805818080600114	Lot 14 Bk. 31 Phase 1 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010007129	50	55	1,213,894.39	27/09/2019	UNOCCUPIED
36.	805818080600106	Lot 14 Bk. 16 Phase 1 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010006670	48	55	1,166,329.68	15/07/2019	UNOCCUPIED
37.	805818080600111	Lot 28 Bk. 14 Phase 2 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005501	48	55	1,168,215.40	27/09/2019	UNOCCUPIED
38.	805818080600093	Lot 37 Bk. 15 Phase 2 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005568	48	55	1,036,140.72	15/07/2019	UNOCCUPIED
39.	805818080600101	Lot 9 Bk. 16 Phase 1 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010006665	48	55	981,566.99	15/07/2019	UNOCCUPIED
40.	805818080600091	Lot 24 Bk. 18 Phase 2 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005654	48	55	1,054,161.90	15/07/2019	UNOCCUPIED
41.	805818080600092	Lot 22 Bk. 18 Phase 2 DECA HOMES SUBD. PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005652	48	55	985,428.99	15/07/2019	UNOCCUPIED
<b>SINGLE ATTACHED / CAPIZ</b>									
42.	805818071800052	Lot 26 Bk. 5 GRACEVILLE SUBDIVISION TIZA ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Single Attached	097-2018000067	204	119.36	3,041,900.00	22/05/2020	OCCUPIED
<b>LOT ONLY / ILOILO</b>									
43.	805819070300072	Lot 11 Bk. 4 LEMERYVILLE SUBDIVISION POBLACION SE ZONE LEMERY ILOILO REGION 6 (WESTERN VISAYAS) 5043	Lot Only	T-19044	120	0	252,000.00	15/04/2019	UNOCCUPIED
<b>ROW HOUSE / CAPIZ</b>									
44.	805818080600025	Lot 8 Bk. 25 TIERRA VERDE HOMES SUBD. BOLO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Row House	T-53491	50	30	553,200.00	19/11/2019	OCCUPIED
<b>SINGLE DETACHED / ILOILO</b>									
45.	805818080600019	Lot 386-E/386-F POBLACION D DUENAS ILOILO REGION 6 (WESTERN VISAYAS) 5038	Single Detached	090-2011004592/090-2	400	46	800,000.00	19/11/2019	OCCUPIED
46.	805818080600081	Lot 1057-A-1 POBLACION ILAYA LAMBUNAO ILOILO REGION 6 (WESTERN VISAYAS)	Single Detached	090-2017000593	200	110.8	883,945.96	07/02/2020	UNOCCUPIED