



WESTERN MINDANAO HOUSING BUSINESS CENTER

INVITATION TO SUBMIT OFFER TO PURCHASE

September 23, 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
76019	Malagutay, Zamboanga City	92 (Bulk)	October 01, 2020 to October 21, 2020

GENERAL GUIDELINES

1. The list of the properties for negotiated sale may be viewed at (*link of the list on the website*).
2. Interested buyers are encouraged to inspect their desired property/ies to purchase prior to submission of offer.
3. 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.
4. 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.

5. 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).

*[Handwritten signatures and initials in blue ink]*

- 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 employee/members of the group

- 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%

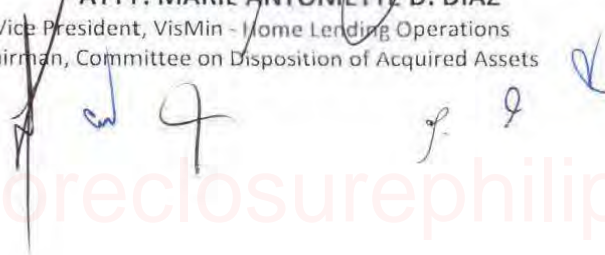
- If the mode of payment is through long term installment, the buyer shall attach a copy of his/her proof of income to the Offer to Purchase.
- The Offer to Purchase shall be sealed in a mailing envelope.

6. The sealed envelope containing the offer shall be dropped in the drop box located at Zamboanga Housing Business Center, Pag-IBIG FUND Bldg., San Jose Road, Baliwasan, Zamboanga City.
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 **(8:00 AM)** to **(5:00 PM)** starting **(October 01, 2020)** until **(October 21, 2020)**. No offers shall be accepted after the said cut-off time and date.
10. The determination of winning offers shall be on **(October 22, 2020 at 09:00 AM)** at Zamboanga Housing Business Center, Pag-IBIG FUND Bldg., San Jose Road, Baliwasan, Zamboanga 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 encourage 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:
    - i. 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;
    - ii. The amount shall be the buyer's offered price;
    - iii. 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);
    - iv. 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).
    - v. 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.

- vi. 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 Assets Section, Loans Management and Recovery Division, Western Mindanao Housing Business Center and contact Benjan C. Araño or Edren Mark R. Placio at Tel. no/s. ((062)992-4154; 09474881690/ 09667582544. You may also email your inquiries for further details at email zamboanqalmrd.aa@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 D. DIAZ**  
Vice President, VisMin - Home Lending Operations  
Chairman, Committee on Disposition of Acquired Assets



<https://www.foreclosurephilippines.com>



**PAG-IBIG FUND**  
ZAMBOANGA HOUSING BUSINESS CENTER

ST. MARY HILLS SUBDIVISION  
Corote, Malagutay, Zamboanga City  
R.V. Dagalea Construction

LIST OF PROPERTIES-76016

NO	BLOCK	LOT	BARANGAY	CITY/MUNICIPALITY	TCT NO.	AREA	APPRAISAL VALUE	REMARKS
1	8	17	MALAGUTAY	ZAMBOANGA	129-2017004256	100.00	50,000.00	UNDEVELOPED LOT
2	8	18	MALAGUTAY	ZAMBOANGA	129-2017004255	100.00	50,000.00	UNDEVELOPED LOT
3	8	19	MALAGUTAY	ZAMBOANGA	129-2017004254	100.00	50,000.00	UNDEVELOPED LOT
4	8	20	MALAGUTAY	ZAMBOANGA	129-2017004253	100.00	50,000.00	UNDEVELOPED LOT
5	8	21	MALAGUTAY	ZAMBOANGA	129-2017004328	100.00	50,000.00	UNDEVELOPED LOT
6	8	22	MALAGUTAY	ZAMBOANGA	129-2017004252	99.00	49,500.00	UNDEVELOPED LOT
7	14	1	MALAGUTAY	ZAMBOANGA	129-2017004237	112.00	44,800.00	UNDEVELOPED LOT
8	14	2	MALAGUTAY	ZAMBOANGA	129-2017004236	112.00	44,800.00	UNDEVELOPED LOT
9	14	3	MALAGUTAY	ZAMBOANGA	129-2017004235	100.00	40,000.00	UNDEVELOPED LOT
10	14	4	MALAGUTAY	ZAMBOANGA	129-2017004234	100.00	40,000.00	UNDEVELOPED LOT
11	14	5	MALAGUTAY	ZAMBOANGA	129-2017004233	100.00	40,000.00	UNDEVELOPED LOT
12	14	6	MALAGUTAY	ZAMBOANGA	129-2017004232	100.00	40,000.00	UNDEVELOPED LOT
13	14	7	MALAGUTAY	ZAMBOANGA	129-2017004231	100.00	40,000.00	UNDEVELOPED LOT
14	14	8	MALAGUTAY	ZAMBOANGA	129-2017004230	100.00	40,000.00	UNDEVELOPED LOT
15	14	9	MALAGUTAY	ZAMBOANGA	129-2017004229	100.00	40,000.00	UNDEVELOPED LOT
16	14	10	MALAGUTAY	ZAMBOANGA	129-2017004228	100.00	40,000.00	UNDEVELOPED LOT
17	14	11	MALAGUTAY	ZAMBOANGA	129-2017004227	100.00	40,000.00	UNDEVELOPED LOT
18	14	12	MALAGUTAY	ZAMBOANGA	129-2017004226	100.00	40,000.00	UNDEVELOPED LOT
19	14	13	MALAGUTAY	ZAMBOANGA	129-2017004225	100.00	40,000.00	UNDEVELOPED LOT
20	14	14	MALAGUTAY	ZAMBOANGA	129-2017004224	100.00	40,000.00	UNDEVELOPED LOT
21	14	15	MALAGUTAY	ZAMBOANGA	129-2017004223	100.00	40,000.00	UNDEVELOPED LOT
22	14	16	MALAGUTAY	ZAMBOANGA	129-2017004222	100.00	40,000.00	UNDEVELOPED LOT
23	14	17	MALAGUTAY	ZAMBOANGA	129-2017004221	100.00	40,000.00	UNDEVELOPED LOT
24	14	18	MALAGUTAY	ZAMBOANGA	129-2017004220	100.00	40,000.00	UNDEVELOPED LOT
25	14	19	MALAGUTAY	ZAMBOANGA	129-2017004219	100.00	40,000.00	UNDEVELOPED LOT
26	14	20	MALAGUTAY	ZAMBOANGA	129-2017004218	100.00	40,000.00	UNDEVELOPED LOT
27	14	21	MALAGUTAY	ZAMBOANGA	129-2017004217	100.00	40,000.00	UNDEVELOPED LOT
28	14	22	MALAGUTAY	ZAMBOANGA	129-2017004216	100.00	40,000.00	UNDEVELOPED LOT
29	14	23	MALAGUTAY	ZAMBOANGA	129-2017004215	100.00	40,000.00	UNDEVELOPED LOT
30	14	24	MALAGUTAY	ZAMBOANGA	129-2017004214	100.00	40,000.00	UNDEVELOPED LOT
31	14	25	MALAGUTAY	ZAMBOANGA	129-2017004213	100.00	40,000.00	UNDEVELOPED LOT
32	14	26	MALAGUTAY	ZAMBOANGA	129-2017004212	100.00	40,000.00	UNDEVELOPED LOT
33	14	27	MALAGUTAY	ZAMBOANGA	129-2017004211	100.00	40,000.00	UNDEVELOPED LOT
34	14	28	MALAGUTAY	ZAMBOANGA	129-2017004210	100.00	40,000.00	UNDEVELOPED LOT
35	14	29	MALAGUTAY	ZAMBOANGA	129-2017004209	100.00	40,000.00	UNDEVELOPED LOT
36	14	30	MALAGUTAY	ZAMBOANGA	129-2017004208	100.00	40,000.00	UNDEVELOPED LOT
37	14	31	MALAGUTAY	ZAMBOANGA	129-2017004207	100.00	40,000.00	UNDEVELOPED LOT
38	14	32	MALAGUTAY	ZAMBOANGA	129-2017004300	100.00	40,000.00	UNDEVELOPED LOT
39	15	13	MALAGUTAY	ZAMBOANGA	129-2017004295	100.00	170,000.00	UNDEVELOPED LOT
40	15	15	MALAGUTAY	ZAMBOANGA	129-2017004294	100.00	170,000.00	UNDEVELOPED LOT
41	15	17	MALAGUTAY	ZAMBOANGA	129-2017004293	100.00	170,000.00	UNDEVELOPED LOT
42	15	20	MALAGUTAY	ZAMBOANGA	129-2017004292	100.00	50,000.00	UNDEVELOPED LOT
43	16	4	MALAGUTAY	ZAMBOANGA	129-2017004287	145.00	58,000.00	UNDEVELOPED LOT
44	16	5	MALAGUTAY	ZAMBOANGA	129-2017004286	130.00	52,000.00	UNDEVELOPED LOT
45	16	6	MALAGUTAY	ZAMBOANGA	129-2017004285	130.00	52,000.00	UNDEVELOPED LOT
46	16	7	MALAGUTAY	ZAMBOANGA	129-2017004284	130.00	52,000.00	UNDEVELOPED LOT
47	16	8	MALAGUTAY	ZAMBOANGA	129-2017004283	130.00	52,000.00	UNDEVELOPED LOT
48	16	9	MALAGUTAY	ZAMBOANGA	129-2017004282	130.00	52,000.00	UNDEVELOPED LOT
49	16	10	MALAGUTAY	ZAMBOANGA	129-2017004281	130.00	52,000.00	UNDEVELOPED LOT
50	16	11	MALAGUTAY	ZAMBOANGA	129-2017004280	125.00	50,000.00	UNDEVELOPED LOT
51	16	12	MALAGUTAY	ZAMBOANGA	129-2017004279	125.00	50,000.00	UNDEVELOPED LOT
52	18	1	MALAGUTAY	ZAMBOANGA	129-2017004278	100.00	50,000.00	UNDEVELOPED LOT
53	18	2	MALAGUTAY	ZAMBOANGA	129-2017004277	100.00	50,000.00	UNDEVELOPED LOT
54	18	3	MALAGUTAY	ZAMBOANGA	129-2017004276	100.00	50,000.00	UNDEVELOPED LOT
55	18	4	MALAGUTAY	ZAMBOANGA	129-2017004275	100.00	50,000.00	UNDEVELOPED LOT
56	18	5	MALAGUTAY	ZAMBOANGA	129-2017004330	100.00	50,000.00	UNDEVELOPED LOT

*(Handwritten signatures and numbers)*

57	18	6	MALAGUTAY	ZAMBOANGA	129-2017004274	100.00	50,000.00	UNDEVELOPED LOT
58	18	7	MALAGUTAY	ZAMBOANGA	129-2017004273	100.00	50,000.00	UNDEVELOPED LOT
59	18	8	MALAGUTAY	ZAMBOANGA	129-2017004272	100.00	50,000.00	UNDEVELOPED LOT
60	18	9	MALAGUTAY	ZAMBOANGA	129-2017004271	100.00	50,000.00	UNDEVELOPED LOT
61	18	10	MALAGUTAY	ZAMBOANGA	129-2017004270	100.00	50,000.00	UNDEVELOPED LOT
62	18	11	MALAGUTAY	ZAMBOANGA	129-2017004269	100.00	50,000.00	UNDEVELOPED LOT
63	18	12	MALAGUTAY	ZAMBOANGA	129-2017004268	100.00	50,000.00	UNDEVELOPED LOT
64	18	13	MALAGUTAY	ZAMBOANGA	129-2017004267	100.00	50,000.00	UNDEVELOPED LOT
65	18	14	MALAGUTAY	ZAMBOANGA	129-2017004265	100.00	50,000.00	UNDEVELOPED LOT
66	18	15	MALAGUTAY	ZAMBOANGA	129-2017004266	100.00	50,000.00	UNDEVELOPED LOT
67	18	16	MALAGUTAY	ZAMBOANGA	129-2017004326	100.00	50,000.00	UNDEVELOPED LOT
68	18	17	MALAGUTAY	ZAMBOANGA	129-2017004325	100.00	50,000.00	UNDEVELOPED LOT
69	18	18	MALAGUTAY	ZAMBOANGA	129-2017004324	158.00	79,000.00	UNDEVELOPED LOT
70	19	2	MALAGUTAY	ZAMBOANGA	129-2017004323	150.00	75,000.00	UNDEVELOPED LOT
71	19	3	MALAGUTAY	ZAMBOANGA	129-2017004322	150.00	75,000.00	UNDEVELOPED LOT
72	19	4	MALAGUTAY	ZAMBOANGA	129-2017004321	150.00	75,000.00	UNDEVELOPED LOT
73	19	5	MALAGUTAY	ZAMBOANGA	129-2017004320	150.00	75,000.00	UNDEVELOPED LOT
74	19	6	MALAGUTAY	ZAMBOANGA	129-2017004319	150.00	75,000.00	UNDEVELOPED LOT
75	19	7	MALAGUTAY	ZAMBOANGA	129-2017004318	150.00	75,000.00	UNDEVELOPED LOT
76	19	8	MALAGUTAY	ZAMBOANGA	129-2017004317	150.00	75,000.00	UNDEVELOPED LOT
77	19	9	MALAGUTAY	ZAMBOANGA	129-2017004316	150.00	75,000.00	UNDEVELOPED LOT
78	19	10	MALAGUTAY	ZAMBOANGA	129-2017004315	150.00	75,000.00	UNDEVELOPED LOT
79	19	11	MALAGUTAY	ZAMBOANGA	129-2017004314	150.00	75,000.00	UNDEVELOPED LOT
80	19	12	MALAGUTAY	ZAMBOANGA	129-2017004313	150.00	75,000.00	UNDEVELOPED LOT
81	19	13	MALAGUTAY	ZAMBOANGA	129-2017004312	150.00	75,000.00	UNDEVELOPED LOT
82	19	14	MALAGUTAY	ZAMBOANGA	129-2017004311	150.00	75,000.00	UNDEVELOPED LOT
83	19	15	MALAGUTAY	ZAMBOANGA	129-2017004310	150.00	75,000.00	UNDEVELOPED LOT
84	19	16	MALAGUTAY	ZAMBOANGA	129-2017004309	150.00	75,000.00	UNDEVELOPED LOT
85	19	17	MALAGUTAY	ZAMBOANGA	129-2017004308	150.00	75,000.00	UNDEVELOPED LOT
86	19	18	MALAGUTAY	ZAMBOANGA	129-2017004307	150.00	75,000.00	UNDEVELOPED LOT
87	19	19	MALAGUTAY	ZAMBOANGA	129-2017004306	150.00	75,000.00	UNDEVELOPED LOT
88	19	20	MALAGUTAY	ZAMBOANGA	129-2017004305	150.00	75,000.00	UNDEVELOPED LOT
89	19	21	MALAGUTAY	ZAMBOANGA	129-2017004304	150.00	75,000.00	UNDEVELOPED LOT
90	19	22	MALAGUTAY	ZAMBOANGA	129-2017004303	254.00	66,040.00	UNDEVELOPED LOT
91	19	23	MALAGUTAY	ZAMBOANGA	129-2017004301	151.00	39,260.00	UNDEVELOPED LOT
92	19	1	MALAGUTAY	ZAMBOANGA	129-2017004302	150.00	75,000.00	UNDEVELOPED LOT

10,811.00 5,228,400.00

<https://www.foreclosurephilippines.com>