



*Bacolod Housing Business Center
2nd Floor Gaisano Grand City Mall
Araneta St., Brgy. Singcang, Bacolod City*

INVITATION TO BID

February 10, 2021

The Pag-IBIG Fund Committee on Disposition of Acquired Assets hereby invites interested bidders who would like to purchase acquired assets through Sealed Public Auction:

	AREAS	NO. OF UNITS	PERIOD OF ACCEPTANCE OF BID OFFERS	OPENING OF BID OFFERS
1st Public Auction	Bacolod, Panay, Iloilo City and Provinces	33	March 8-12, 2021	March 16, 2021
2nd Public Auction	Negros, Capiz, Iloilo City and Provinces	43	March 8-12, 2021	March 16, 2021

GENERAL GUIDELINES

- Interested parties are required to secure copies of **OFFER TO BID** (HQP-AAF-103 if individual bidder or HQP-AAF 238 if juridical entity) from the Acquired Asset frontline counter servicing, 2nd Floor Gaisano Grand City Mall, Araneta St., Barangay Singcang, Bacolod City or may download the form at www.pagibigfund.gov.ph.
- Properties shall be sold on an “**AS IS, WHERE IS**” basis which means that the bidder accepts whatever the physical status of the property/ies (including whether it is occupied or not).
- All interested bidders are encouraged to inspect the property/ies before tendering their offer/s. The list of the properties for public auction may be viewed at www.pagibigfund.gov.ph/aa/aa.aspx.
- Discounts are not applicable for First Sealed Public Auction Properties.
- Bidders are also encouraged to visit our website, www.pagibigfund.gov.ph five (5) days prior the actual opening of bid offers, to check whether there is any erratum posted on the list of properties posted under the sealed public auction.
- Bidders shall be required to register at the Acquired Asset frontline counter servicing offices;
 - Pag-IBIG Fund Bacolod - 2nd Floor Gaisano Grand City Mall
 - Pag-IBIG Fund Iloilo – Plazuela de Iloilo
 - Pag-IBIG Fund Roxas – A & T Santos Building
 prior to dropping of sealed bid offer/s. Only bid offers from registered bidders shall be accepted and a registration stub will be issued as proof of registration.
- Acceptance of sealed bid offer/s shall be from **8:00 AM to 5:00 PM** starting **March 8** until **March 12, 2021**. Bidders are advised to submit their proposals together with a photocopy of their valid identification (ID) card and latest proof of income only on scheduled date of batch. No proposals shall be accepted earlier or later than the schedule date.
- Bidders may designate their Authorized Representatives, provided they shall issue the following documents:
 - Notarized Special Power of Attorney (SPA) for individual-bidder. The SPA for bidding may be downloaded at www.pagibigfund.gov.ph (other properties for sale-Disposition of Acquired Assets for Public Auction). Also, if the bidder is based or is currently working abroad, SPA must be notarized at the Philippine Consular Office.
 - Secretary’s Certificate for company-bidder.
 NOTE: The suggested template of the said documents may be downloaded at www.pagibigfund.gov.ph.
- The bidder shall state in words and in figures the amount of his/her bid offer and his/her chosen mode of payment in the Offer to Bid form. The **BID OFFER** shall not be lower than the minimum bid set by the Fund.
- 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.
- The determination of winning bidders shall be on the following dates and details:

<u>Tranche</u>	<u>Date od Opening of Bid Offer/s</u>	<u>Location</u>
	March 16, 2021	2 nd Floor Gaisano Grand City Mall, Araneta St Brgy. Singcang, Bacolod City

- The determination of winning bidders shall be monitored by a representative from **Commission on Audit (COA)**. Attendance of the bidder/s in the venue is not required.
- The bidder who offers the highest bid shall be declared as the winner.

15. 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
16. 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 through draw lots.
17. The result of the sealed public auction shall be released and posted in the Pag-IBIG Fund official website at www.pagibigfund.gov.ph. Bidders are encouraged to check the result on the said website.
18. Any notification sent by the Pag-IBIG Fund through email or SMS shall be sufficient compliance to the notification requirements and presumed to be deemed received by the buyer. In this regard, the Bidder shall ensure that the contact number and email address indicated in the Offer to Bid are active. The bidder shall inform Pag-IBIG Fund immediately on any changes on his/her contact number.
19. The winning bidder shall be required to pay his/her BID BOND equivalent to five percent (5%) of the BID OFFER and shall be paid within 3 working days after the publication of the winning bidders. It shall be in Philippine currency and may be in the form of cash or manager's check payable to Pag-IBIG Fund. It shall likewise serve as down payment of the winning bidder.
20. For bidders whose bid bond is in the form of MANAGER'S CHECK, they 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
21. Payment of the remaining ninety-five percent (95%) bid offer balance may either be thru any of the following modes:
 - 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.
 - 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 bidder's bid offer, net of 5% down payment;
 - c.3. The bidder shall be required to file his/her Long-Term Installment application and pay the processing fee within thirty (30) calendar days upon receipt of Notice of Award:
 - Processing fee of Two Thousand Pesos (P2,000.00);
 - Equity, if applicable;
 - c.4. In case the Bid Offer, net of the five percent (5%) bid bond 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 Sealed Public Auction 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, the 5% bidder's bond shall be forfeited in favor of the Fund.
22. 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 5% bidder's bond shall be forfeited in favor of the Fund.
23. 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 5% of the offer price within 15 calendar days from notification and the remaining ninety-five percent (95%) of his/her bid offer 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.
24. Interested parties may visit our office at **2nd Floor Gaisano Grand City Mall, Araneta St., Brgy. Singcang, Bacolod City** or contact Acquired Asset Section at tel. no. **(034) 707-1535** and cell phone nos. **0961-1444254/0927-1446454**. You may also email your inquiries for further details at **bacolodlrmr.lrru@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 D. DIAZ
VP-HLO-VisMin Group
Chairman
Committee on Disposition of Acquired Assets

FOR 2ND AUCTION

ITEM NO.	PROPERTY NO.	LOCATION	TYPE	TCT	LOT AREA	FLOOR AREA	MINIMUM BID AMOUNT	APPRAISAL DATE	REMARKS
NEGROS OCCIDENTAL									
1	859201909120004	Lot 22 Blk. 27 SAN DIONISIO SUBDIVISION ESTEFANIA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Double Attached	T-316416	80	68.41	P 815,310.00	07 30 2019	Occupied
2	859202002140006	Lot 10 Blk. 28 Phase DC-1 REGENT PEARL HOMES SUBDIVISION ALIJIS BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	092-2012005528	60	36	P 510,570.00	01 07 2020	Occupied
3	859201808310001	Lot 19 Blk. 13 Phase 3 CHARITO HEIGHTS GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	T-092-2014002871	80	70	P 836,370.00	12 09 2019	Occupied
4	859202002140005	Lot 9 Blk. 6 CHARITO HEIGHTS GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	092-2011004484	80	30	P 363,420.00	12 09 2019	Occupied
5	859202001290006	Lot 19 Blk. 13 STONE HAVEN RESIDENCES GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	326728	100	36	P 722,340.00	09 27 2019	Occupied
6	859201910170023	Lot 1 Blk. 4 BAYVIEW HOMES SUBDIVISION BANQUEROHAN CADIZ CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6121	Single Attached	T-20724	112	41.5	P 737,226.00	09 23 2019	Occupied/Closed
ILOILO PROVINCE									
7	805819092500001	Lot 530-C-4 BONIFACIO (AREVALO) ILOILO CITY ILOILO REGION 6 (WESTERN VISAYAS)	Town House	095-2019001202	232	134.2	P 3,137,551.63	08 13 2019	Unoccupied
8	858201910250023	Lot 13 Blk. 70 DECA HOMES PAVIA RESORT RESIDENCES JIBAO-AN PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	0902016010251	100	35.1	P 1,172,520.00	08 01 2019	Occupied
9	858201911270003	Lot 3 Blk. 62 DECA HOMES PAVIA RESORT RESIDENCES JIBAO-AN PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016010050	80	35.1	P 1,035,925.43	05 28 2020	Unoccupied
10	858201911270020	Lot 60 Blk. 39 DECA HOMES PAVIA RESORT RESIDENCES JIBAO-AN PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	0902016009430	100	35	P 1,194,120.00	10 08 2019	Occupied
11	858201910250024	Lot 11 Blk. 5 Phase 1 DECA HOMES PAVIA RESORT RESIDENCES 2 JIBAO-AN PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	0902018000958	80	35.1	P 1,237,230.00	10 08 2019	Occupied
12	858202006250003	Lot 31 Blk. 67 DECA HOMES PAVIA RESORT RESIDENCES JIBAO-AN PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016010189	100	35	P 1,165,770.00	03 02 2020	Unoccupied
13	858201910180006	Lot 19 Blk. 43 DECA HOMES PAVIA RESORT RESIDENCES JIBAO-AN PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016009521	80	35.1	P 1,080,720.00	08 01 2019	Occupied
14	858202007230005	Lot 04 Blk. 18 Phase 1 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Row House	090-2010006709	48	55	P 957,420.00	05 20 2020	Unoccupied
15	858202010240001	Lot 6 Blk. 13 Village 1 PROVIDENCE ILOILO - PAVIA BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018012518	150	55.5	P 1,579,320.00	06 04 2020	Unoccupied
16	858201908090002	Lot 32 Blk. 14 Phase 2 DECA HOMES SUBDIVISION PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005505	48	55	P 1,124,550.00	04 24 2019	Unoccupied
17	858202001020002	Lot 17 Blk. 35 DECA HOMES PAVIA(DECA HOMES SUBD) PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010007179	48	55	P 1,113,559.56	11 29 2019	Unoccupied
18	858201912230007	Lot 38 Blk. 7 Phase 2 DECA HOMES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005224	48	55	P 1,332,990.00	10 16 2019	Unoccupied
19	858202010240013	Lot 33 Blk. 1 Phase 2 DECA HOMES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013004885	48	55	P 1,028,524.46	06 04 2020	Unoccupied
20	858202001020001	Lot 21 Blk. 5 Phase 1 DECA HOMES PAVIA(DECA HOMES SUBD) PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010006393	48	55	P 1,247,310.00	11 29 2019	Occupied
21	858202006190001	Lot 19 Blk. 18 Phase 1 DECA HOMES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010006724	48	55	P 967,075.42	05 20 2020	Unoccupied
22	858201911270011	Lot 27 Blk. 6 Phase 2 DECA HOMES SUBDIVISION PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005139	48	55	P 1,120,050.00	10 16 2019	Occupied
23	858201911270025	Lot 49 Blk. 5 Phase 2 DECA HOMES SUBDIVISION PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005089	48	55	P 1,120,050.00	10 16 2019	Occupied/Closed
24	858201809270002	Lot 1151-G-2 MABASA SUBD DAYAO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS)	Single Attached	097-2019003443	120	196	P 2,624,760.00	02 21 2020	Unoccupied
25	858201910250003	Lot 8 Blk. 35 Phase 1 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2015002548	36	22	P 448,290.00	10 08 2019	Unoccupied
26	858202010240006	Lot 10 Blk. 42 Phase 1 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2015002698	36	22	P 428,400.00	03 13 2020	Unoccupied
27	858202006190006	Lot 13 Blk. 25 Phase 1 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2015002348	36	22	P 445,902.26	03 05 2020	Unoccupied
28	858202010240003	Lot 11 Blk. 42 Phase 1 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2015002699	36	22	P 428,400.00	03 13 2020	Unoccupied
29	858202010240007	Lot 11 Blk. 29 Phase 1 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2015002456	36	22	P 413,841.92	06 04 2020	Unoccupied
30	858201911270002	Lot 2396-B-3-G ALEGRE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Lot Only	090-2013003399	220	0	P 732,600.00	10 14 2019	Occupied/Closed
31	858201912230003	Lot 1616-A-4 ACUIT BAROTAC NUEVO ILOILO REGION 6 (WESTERN VISAYAS) 5007	Lot Only	090-2012000364	1000	0	P 1,710,000.00	10 09 2019	Unoccupied
32	805819040200044	Lot 1-P-8-I WUTHRICH SUBDIVISION JIBOLO JANIUAY ILOILO REGION 6 (WESTERN VISAYAS) 5034	Lot Only	090-2018008376	326	0	P 542,790.00	02 26 2020	Unoccupied-Lot
33	805819040200045	Lot 1-P-8-H WUTHRICH SUBDIVISION JIBOLO JANIUAY ILOILO REGION 6 (WESTERN VISAYAS) 5034	Lot Only	090-2018008377	327	0	P 544,455.00	02 26 2020	Unoccupied-Lot
CAPIZ									
34	858201907100006	Lot 939-A-9 NEW ROAD MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Single Detached	097-2012001926	653	70	P 2,065,770.00	05 10 2019	Occupied
35	805819083000009	Lot 3925-A-6-I NON SUBDIVISION BALIJUAGAN ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2019003238	1000	0	P 1,395,000.00	07 08 2019	Unoccupied-Lot
36	858201810310005	Lot 2478-B-3-B 10TH MERALCO MERALCO HOUSING PROJECT BOLO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS)	Lot Only	097-2019003441	345	0	P 621,000.00	02 21 2020	Unoccupied
37	858201810310007	Lot 934-B-2-H- 10TH MERALCO MERALCO HOUSING PROJECT MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS)	Lot Only	097-2019003442	120	0	P 259,200.00	02 21 2020	Unoccupied
38	805819083000003	Lot 1 Blk. 5 LA FRONTERA SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2019002670	139	0	P 387,810.00	07 26 2019	Unoccupied-Lot
39	805819083000008	Lot 933-B-4 OLANO SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2011000959	136	0	P 279,072.00	07 26 2019	Unoccupied-Lot
40	805819061900004	Lot 737-A-4-B-3 NON SUBDIVISION ILAYA-IVISAN IVISAN CAPIZ REGION 6 (WESTERN VISAYAS) 5805	Single Detached	089-2019001558	316	115.44	P 2,535,336.00	03 29 2019	Occupied
41	805818101600003	Lot 88-A POBLACION NORTE IVISAN CAPIZ REGION 6 (WESTERN VISAYAS) 5805	Single Attached	089-2019001873	270	108.5	P 2,528,197.00	01 22 2020	Occupied
42	805818101600004	Lot 719-H ILAYA-IVISAN IVISAN CAPIZ REGION 6 (WESTERN VISAYAS) 5805	Lot Only	089-2014000006	475	0	P 855,000.00	01 22 2020	Unoccupied-Lot
43	858201812270001	Lot 2445-C 10TH MERALCO MERALCO HOUSING PROJECT SUBLANGON PONTEVEDRA CAPIZ REGION 6 (WESTERN VISAYAS)	Lot Only	089-2019002079	300	0	P 324,000.00	01 22 2020	Unoccupied-Lot