



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

**INVITATION TO BID**

March 08, 2023

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
1 <sup>st</sup> Public Auction	<b>BAGO CITY, BACOLOD CITY &amp; PAVIA</b>	<b>10</b>	<b>March 29 to April 5, 2023</b>	<b>April 11, 2023</b>

**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, 2<sup>nd</sup> Floor Gaisano Grand City Mall, Araneta St., Barangay Singcang, Bacolod City or may download the form at [www.pagibigfund.gov.ph](http://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](http://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](http://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 - 2<sup>nd</sup> Floor Gaisano Grand City Mall
  - Pag-IBIG Fund Iloilo – Plazuela de Iloilo, Iloilo City
  - Pag-IBIG Fund Roxas – A & T Santos Building, Roxas Cityprior 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 29, 2023** until **April 05, 2023**. 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](http://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](http://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 of Opening of Bid Offer/s</u>	<u>Location</u>
	<b>April 11, 2023</b>	Counter (6), 2 <sup>nd</sup> 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.
- 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:
  - Cash;
  - Short-Term Installment;
  - 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 through draw lots.
- The result of the sealed public auction shall be released and posted in the Pag-IBIG Fund official website at [www.pagibigfund.gov.ph](http://www.pagibigfund.gov.ph). Bidders are encouraged to check the result on the said website.

17. 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.
18. 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.
19. 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
20. 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.
21. 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.
22. 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.
23. Interested parties may visit our office at **2<sup>nd</sup> Floor Gaisano Grand City Mall, Araneta St., Brgy. Singcang, Bacolod City** or contact **Ma. Imelda B. Tadifa, Pauline Angela J. Mabasa and Liza Mae Y. Jaranilla** at tel. no. **(034) 707-1535** and cell phone nos. **0961-1444254/0927-1446454**. You may also email your inquiries for further details at **bacolodlmd.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.**

## **ENGR. NOLI D. ARMADA**

Officer – in - Charge

Vice President – Home Lending Operations VisMin

Chairman-Committee on Disposition of Acquired Asset

## PROPERTIES FOR 1ST AUCTION (W/ OUT DISCOUNT)

ITEM NO.	PROPERTY NO.	LOCATION	TYPE	TCT	LOT AREA	FLOOR AREA	MINIMUM BID AMOUNT	STATUS OF TCT	REMARKS
<b>BAGO CITY</b>									
1	859202302160001	Lot 30 Blk. 14 MARINA BAY HOMES LAG-ASAN BAGO CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6101	Single Detached	29835	154	30	P 692,900.00	FOR CONSOLIDATION (ABATEMENT)	Unoccupied
<b>BACOLOD CITY</b>									
2	859202302230007	Lot 34 Blk. 58 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000643	60	29.49	P 984,300.00	CONSOLIDATED HDMF	Unoccupied
3	859202302230006	Lot 70 Blk. 63 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000612	60	29.48	P 958,000.00	CONSOLIDATED HDMF	Unoccupied
4	859202212270005	Lot 49 Blk. 61 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000683	60	29.48	P 961,000.00	CONSOLIDATED HDMF	Occupied
5	859202301250003	Lot 15 Blk. 22 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021001985	60	29.48	P 958,000.00	CONSOLIDATED HDMF	Unoccupied
6	859202210210068	Lot 11 Blk. 15 Phase 3 CHARITO HEIGHTS GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	T 281727	80	30	P 588,900.00	FOR CONSOLIDATION (ABATEMENT)	Occupied
7	859202210210057	Lot 12 Blk. 15 Phase 3 CHARITO HEIGHTS GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	T 281728	82	18.72	P 356,000.00	FOR CONSOLIDATION (ABATEMENT)	Occupied
<b>PAVIA, ILOILO</b>									
8	858202301250010	Lot 1 Blk. 38 Phase 1 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018001719	94	35.1	P 1,499,576.00	FOR CONSOLIDATION	Unoccupied
9	858202301250012	Lot 2 Blk. 34 DECA HOMES PAVIA RESORT RESIDENCES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016009103	80	35.1	P 1,309,200.00	FOR CONSOLIDATION	Unoccupied
10	858202212280015	Lot 6 Blk. 10 Phase 2 DECA HOMES PAVIA(DECA HOMES SUBD) PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005281	48	67.8	P 1,597,300.00	FOR CONSOLIDATION	Occupied
<b>NOTE: TCT UNDER DEVELOPER OR UNDER ABATEMENT MAY TAKE SEVERAL YEARS (MORE OR LESS 5 YEARS) FOR TCT TO BE CONSOLIDATED IN THE NAME OF THE FUND</b>									