



Cebu Housing Business Center

INVITATION TO SUBMIT OFFER TO PURCHASE

March 10, 2023

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
64039	CEBU PROPERTIES	56	27 MARCH 2023 – 31 MARCH 2023

GENERAL GUIDELINES

1. The list of the properties for negotiated sale may be viewed at www.pagibigfund.gov.ph/aa/aa.aspx.
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).
- 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	P10,000,000	P10,300,000

*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	P10,000,000	P10,300,000

*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.

- The sealed envelope containing the offer shall be dropped in the drop box located at the 3rd Floor, Pag-IBIG FUND – WT Corporate Tower, Mindanao Avenue, Cebu Business Park, Cebu City_
- 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.
- 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.
- Acceptance of sealed offers shall be from **8:00AM to 5:00PM** starting **27 MARCH 2023 TO 31 MARCH 2023**. No offers shall be accepted after the said cut-off time and date.
- The determination of winning offers shall be on **04 APRIL 2023, 9:00 AM** at the **5TH FLOOR CONFERENCE RM. 2 PAG-IBIG FUND WT CORPORATE TOWER, CEBU BUSINESS PARK, CEBU CITY.**
- 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 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:
- 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).
 - 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.
 - 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:
 - 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;
 - The amount shall be the buyer's offered price;
 - 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);
 - 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).
 - 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.
 - 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.
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 MANAGEMENT AND DISPOSITION UNIT** and contact **MR. ANGELO E. HERMOSISIMA, MS. JERRA MAE D. PACINIO, MS. KAYE ANTONETTE A. DIANO OR MS. MA. SARAH A. BETINOL** at tel. nos. (032) 412-2110 / (032) 260-1800. You may also email your inquiries for further details at cebulmrd.lrrd2@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.

SGD. ENGR. NOLI D. ARMADA
OIC–VP, Home Lending Operations
Visayas/Mindanao Group

Chairman
Committee on Disposition of Acquired Assets
Chairman, Committee on Disposition of
Acquired Assets



**Loans Management and Recovery Department, Cebu Housing Hub
Acquired Assets Division**

INSTRUCTION TO NEGOTIATED SALE OFFERORS

1. Select property/ies from the list of properties available for Best Offer Negotiated Sale posted at Pag-IBIG Fund official website (www.pagibigfund.gov.ph).
2. Inspect the chosen property/ies prior to submission of bid offer and determine if there are any unpaid dues on the property/ies. The properties are sold on an “As Is, Where Is” basis, whatever physical/ occupancy status and any fees, dues pertaining to the properties shall be for the account of the winning bidder.
3. Secure 1 copy of the Offer to Purchase Form from the Acquired Assets Division Counter at the 3rd Floor Pag-IBIG Fund – WT Corporate Tower, Minadanao Avenue, Cebu Business Park, Cebu City or to your nearest Pag-IBIG Fund Branch or download the form at www.pagibigfund.gov.ph.
4. Fill out the Offer to Purchase form and affix signature on the designated portion of the form.

NOTES: a. The Offer amount shall in no case be lower than the minimum price indicated in the Invitation to Submit Offer to Purchase

b. Selling Price will be based on your offered amount

5. Offeror shall register and submit/ drop his duly accomplished Offer to purchase form, photocopy of valid IDs with 3 specimen signatures, proof of income and Special Power of Attorney together with valid IDs of attorney in fact (if applicable) at the designated drop box location in accordance to the schedule date posted.
6. Should the offeror unable to register and submit their offer to purchase in person, the offeror may designate his/her/their Authorized Representative provided they shall present the following documents:
 - a. For individual bidder - Notarized Special Power of Attorney (SPA) together with one (1) government issued ID each for the offeror and Authorized Representative.

NOTE: In case the bidder is an OFW, the SPA shall be duly certified and authenticated by the Philippine Embassy or Consulate in the country where the bidder is assigned/working.

- b. For juridical entity - Secretary's Certificate together with one (1) government issued ID each for the offeror and Authorized Representative.

NOTE: The suggested template of the said documents may be downloaded at www.pagibigfund.gov.ph.

7. Upon registration (based on the scheduled date posted), drop the sealed offer to purchase envelope to the designated ROPA Negotiated Sale drop box.
8. Cut-off time for submission of offer/s is at 5:00PM.
No more offer/s shall be accepted from the unregistered offeror/s after the cut-off time and date posted.
9. The opening of sealed envelopes shall be done on the date posted (offerors may attend via Zoom).

- 10. 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.
- 11. The offeror who submitted the highest offer shall be declared as the winner. Offeror/s will be informed to pay his/her reservation fee and receive his Notice of Award within 5 working days after the notification. A 5% down payment will be required for buyers whose mode of payment is through Short-Term Installment and Cash.
- 12. The result of the Best Offer Negotiated Sale shall be released and posted in our Pag-IBIG Fund official website at www.pagibigfund.gov.ph . Offerors are encouraged to check the result on the said website.
- 13. If the highest offeror 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/she shall lose his/her right as winning offeror and the reservation fee / 5% down payment shall be forfeited in favor of the Fund.
- 14. The Fund shall declare the next highest offeror as the winning bidder in case the sale to the original winning offeror is cancelled. He/She shall be required to pay a reservation fee within 15 calendar days from notification.

NOTE: Original Borrowers or Interested Offerors who have a history with Pag-IBIG Fund, where its Housing Loan account was Foreclosed or Cancelled are not allowed to avail of a Long-Term Installment/Housing Loan as a mode of payment but may Submit Offer through Cash or Short-Term Installment basis only.

Please be advised that only bidders or Attorney-In-Fact are allowed in the counter servicing to maintain social distancing in the area. You are required to wear face mask and face shield upon entry and provide your personal writing materials. **Pag-IBIG Fund reserves the right to suspend the scheduled Sealed Public Auction in the event that provision provided in the IATF requirements are violated.**

<https://www.foreclosurephilippines.com>

Conforme:

✓

Signature over printed name of offeror or
Attorney-in-fact (if any)

Cebu Housing Hub
LIST OF ACQUIRED ASSETS AVAILABLE FOR NEGOTIATED SALE

Publication Batch Number : 64039
DATE OF ACCEPTANCE: 27 MARCH 2023 TO 31 MARCH 2023
DATE OF OPENING: 04 APRIL 2023

ITEM NO.	PROPERTY NO.	LOCATION	TYPE	LOT AREA	FLOOR AREA	TCT NO.	MINIMUM GROSS SELLING PRICE	APPRAISAL DATE	REQUIRED GROSS MONTHLY INCOME FOR BUYERS WHO WILL CHOOSE LONG TERM INSTALLMENT AS MODE OF PAYMENT (Amount is based on minimum gross selling price, required GMI may change depending on actual Offered Price)	STATUS OF TCT *
LAPU-LAPU CITY										
PACIFIC GRANDE RESIDENCES, BASAK, LAPU-LAPU CITY, CEBU										
1	867202207220005	UNIT 16-306, PACIFIC GRANDE RESIDENCES, BASAK, LAPU-LAPU CITY, CEBU	CONDOMINIUM		25.00	110-2017001359	1,587,500.00	06/24/22	PhP 28,296.96	For consolidation - CTS
2	867202206280015	UNIT 16-415, PACIFIC GRANDE RESIDENCES, BASAK, LAPU-LAPU CITY, CEBU	CONDOMINIUM		32.52	110-2017001383	2,065,000.00	03/21/22	PhP 306,808.32	For consolidation - CTS
3	867202206280014	UNIT 18-402, PACIFIC GRANDE RESIDENCES, BASAK, LAPU-LAPU CITY, CEBU	CONDOMINIUM		25.00	110-2017001509	1,587,500.00	04/19/22	PhP 28,296.96	For consolidation - CTS
MANDAUE CITY										
COR. F AVACENA & P. BURGOS STREET, CENTRO (POBLACION), MANDAUE CITY, CEBU										
4	806719073100016	LOT 04, COR. F AVACENA & P. BURGOS STREET, CENTRO (POBLACION), MANDAUE CITY, CEBU	SINGLE DETACHED	262 (MINUS 59 SQ. M. FOR THE RROW)	177.28	42314	7,973,750.92	02/23/23	PhP 142,130.95	For consolidation - REM (Under BIR abatement)
BOGO CITY										
COGON, BOGO CITY, CEBU										
5	867201912200003	LOT 13, BLOCK 02, COGON, BOGO CITY, CEBU	SINGLE DETACHED	192.00	106.00	102-2011000207	2,220,768.00	07/08/21	PhP 39,584.87	For consolidation - REM
FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU										
6	867201908230001	LOT 11, BLOCK 01, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	SINGLE DETACHED	178.00	60.00	168-2022000735	1,051,590.00	05/07/22	PhP 18,744.44	Consolidated to HDMF
7	806718111200106	LOT 06, BLOCK 01, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	116.00		168-2020000007	232,000.00	07/06/22	PhP 4,135.37	Consolidated to HDMF
8	806719042600029	LOT 02, BLOCK 05, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	156.00		168-2020000004	312,000.00	07/06/22	PhP 5,561.35	Consolidated to HDMF
9	806718080800012	LOT 01, BLOCK 07, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	156.00		T-119749-	312,000.00	07/06/22	PhP 5,561.35	For consolidation - CTS (Under BIR abatement)
10	806718080800014	LOT 02, BLOCK 07, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	156.00		T-119750-	312,000.00	07/06/22	PhP 5,561.35	For consolidation - CTS (Under BIR abatement)
11	806718080800015	LOT 03, BLOCK 07, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	156.00		T-119751-	312,000.00	04/06/22	PhP 5,561.35	For consolidation - CTS (Under BIR abatement)
12	806718080800021	LOT 04, BLOCK 07, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	156.00		T-119752-	312,000.00	07/06/22	PhP 5,561.35	For consolidation - CTS (Under BIR abatement)

ITEM NO.	PROPERTY NO.	LOCATION	TYPE	LOT AREA	FLOOR AREA	TCT NO.	MINIMUM GROSS SELLING PRICE	APPRAISAL DATE	REQUIRED GROSS MONTHLY INCOME FOR BUYERS WHO WILL CHOOSE LONG TERM INSTALLMENT AS MODE OF PAYMENT (Amount is based on minimum gross selling price, required GMI may change depending on actual Offered Price)	STATUS OF TCT *
13	806718080800004	LOT 05, BLOCK 07, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	156.00		T-119753-	312,000.00	04/06/22	PhP 5,561.35	For consolidation - CTS (Under BIR abatement)
14	806718080800017	LOT 06, BLOCK 07, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	156.00		T-119754-	312,000.00	07/06/22	PhP 5,561.35	For consolidation - CTS (Under BIR abatement)
15	806718080800006	LOT 07, BLOCK 07, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	156.00		T-119755-	312,000.00	07/06/22	PhP 5,561.35	For consolidation - CTS (Under BIR abatement)
16	806718080800010	LOT 08, BLOCK 07, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	156.00		T-119756-	312,000.00	07/06/22	PhP 5,561.35	For consolidation - CTS (Under BIR abatement)
17	806718080800007	LOT 09, BLOCK 07, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	156.00		T-119757-	312,000.00	07/06/22	PhP 5,561.35	For consolidation - REM (Under BIR abatement)
18	806718080800025	LOT 10, BLOCK 07, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	156.00		T-119758-	312,000.00	04/06/22	PhP 5,561.35	For consolidation - CTS (Under BIR abatement)
19	806718080800001	LOT 11, BLOCK 07, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	156.00		T-119759-	312,000.00	01/29/22	PhP 5,561.35	For consolidation - CTS (Under BIR abatement)
20	806718080800016	LOT 12, BLOCK 07, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	156.00		T-119760-	312,000.00	04/06/22	PhP 5,561.35	For consolidation - CTS (Under BIR abatement)
21	806718080800022	LOT 13, BLOCK 07, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	156.00		T-119761-	312,000.00	04/06/22	PhP 5,561.35	For consolidation - CTS (Under BIR abatement)
22	806718080800008	LOT 14, BLOCK 07, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	279.00		T-119762-	558,000.00	07/06/22	PhP 9,946.27	For consolidation - CTS (Under BIR abatement)
23	806718080800020	LOT 15, BLOCK 07, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	156.00		T-119763-	312,000.00	04/06/22	PhP 5,561.35	For consolidation - CTS (Under BIR abatement)
24	806718080800019	LOT 16, BLOCK 07, FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU	LOT ONLY	156.00		T-119764-	312,000.00	07/06/22	PhP 5,561.35	For consolidation - CTS (Under BIR abatement)

ALPINE SUBDIVISION, DAKIT, BOGO CITY, CEBU

25	867201902260016	LOT 2317-B-1-E, ALPINE SUBDIVISION, DAKIT, BOGO CITY, CEBU	SINGLE DETACHED	200.00	58.00	102-2017000480	851,500.00	03/02/23	PhP 15,177.66	Consolidated to HDMF
26	867202202230004	LOT 2317-B-2-V-1, ALPINE SUBDIVISION, DAKIT, BOGO CITY, CEBU	SINGLE DETACHED	150.00	54.00	T-96870	695,197.00	10/23/21	PhP 12,391.79	For consolidation - REM (Under BIR abatement)

CEBU CITY

URBAN DECA HOMES TISA CONDOMINIUM, LABANGON, CEBU CITY, CEBU

27	864201811280013	UNIT B10-114, URBAN DECA HOMES TISA CONDOMINIUM, LABANGON, CEBU CITY, CEBU	CONDOMINIUM		25.00	107-2015004461	1,586,300.00	07/15/22	PhP 28,275.57	For consolidation - CTS (Under BIR abatement)
28	864201809060004	UNIT B10-115, URBAN DECA HOMES TISA CONDOMINIUM, LABANGON, CEBU CITY, CEBU	CONDOMINIUM		25.00	107-2015004462	1,586,300.00	07/22/22	PhP 28,275.57	For consolidation - CTS (Under BIR abatement)
29	864201905270001	UNIT B10-414, URBAN DECA HOMES TISA CONDOMINIUM, LABANGON, CEBU CITY, CEBU	CONDOMINIUM		25.00	107-2015004506	1,260,400.00	07/15/22	PhP 22,466.45	For consolidation - CTS (Under BIR abatement)
30	864202201190003	UNIT B11-108, URBAN DECA HOMES TISA CONDOMINIUM, LABANGON, CEBU CITY, CEBU	CONDOMINIUM		25.00	107-2015004515	1,586,300.00	11/03/22	PhP 28,275.57	For consolidation - CTS (Under BIR abatement)
31	864202201190002	UNIT B11-109, URBAN DECA HOMES TISA CONDOMINIUM, LABANGON, CEBU CITY, CEBU	CONDOMINIUM		25.00	107-2015004516	1,586,300.00	11/03/22	PhP 28,275.57	For consolidation - CTS (Under BIR abatement)
32	864202201190005	UNIT B11-111, URBAN DECA HOMES TISA CONDOMINIUM, LABANGON, CEBU CITY, CEBU	CONDOMINIUM		25.00	107-2015004518	1,586,300.00	09/12/22	PhP 28,275.57	For consolidation - CTS

ITEM NO.	PROPERTY NO.	LOCATION	TYPE	LOT AREA	FLOOR AREA	TCT NO.	MINIMUM GROSS SELLING PRICE	APPRAISAL DATE	REQUIRED GROSS MONTHLY INCOME FOR BUYERS WHO WILL CHOOSE LONG TERM INSTALLMENT AS MODE OF PAYMENT (Amount is based on minimum gross selling price, required GMI may change depending on actual Offered Price)	STATUS OF TCT *
33	864202005290006	UNIT B12-113, URBAN DECA HOMES TISA CONDOMINIUM, LABANGON, CEBU CITY, CEBU	CONDOMINIUM		25.00	107-2015004588	1,586,300.00	11/03/22	PhP 28,275.57	For consolidation - CTS (Under BIR abatement)
34	864202001220003	UNIT B12-313, URBAN DECA HOMES TISA CONDOMINIUM, LABANGON, CEBU CITY, CEBU	CONDOMINIUM		25.00	107-2015004614	1,298,600.00	08/26/21	PhP 23,147.36	For consolidation - CTS (Under BIR abatement)
35	864201811280016	UNIT B13-102, URBAN DECA HOMES TISA CONDOMINIUM, LABANGON, CEBU CITY, CEBU	CONDOMINIUM		25.00	107-2015004629	1,586,300.00	07/15/22	PhP 28,275.57	For consolidation - CTS (Under BIR abatement)
36	864201809060003	UNIT B13-404, URBAN DECA HOMES TISA CONDOMINIUM, LABANGON, CEBU CITY, CEBU	CONDOMINIUM		25.00	107-2015004667	1,260,400.00	06/03/22	PhP 22,466.45	For consolidation - CTS (Under BIR abatement)

NHA HOUSING SUBDIVISION, BUSAY, CEBU CITY, CEBU

37	864201905270014	LOT 04, BLOCK 12, NHA HOUSING SUBDIVISION, BUSAY, CEBU CITY, CEBU	SINGLE ATTACHED	91.50	44.00	107-2014001757	1,207,700.00	02/03/23	PhP 21,527.08	Consolidated to HDMF
38	864201912200002	LOT 29, BLOCK 14, NHA HOUSING SUBDIVISION, BUSAY, CEBU CITY, CEBU	LOT ONLY	86.00		132997	567,600.00	02/04/22	PhP 10,117.39	For consolidation - REM (Under BIR abatement)
39	864202205180009	LOT 06, BLOCK 71, NHA HOUSING SUBDIVISION, BUSAY, CEBU CITY, CEBU	LOT ONLY	105.00		107-2017003438	693,000.00	09/21/21	PhP 12,352.62	Consolidated to HDMF
40	806419053000009	LOT 11, BLOCK 74, NHA HOUSING SUBDIVISION, BUSAY, CEBU CITY, CEBU	LOT ONLY	80.00		133376	528,000.00	09/03/21	PhP 9,411.52	For consolidation - REM (Under BIR abatement)

MINGLANILLA

DECA HOMES - TUNGKIL SUBDIVISION, TUNGKIL, MINGLANILLA, CEBU

41	806418091700116	LOT 45, BLOCK 02, PH. 04, DECA HOMES - TUNGKIL SUBDIVISION, TUNGKIL, MINGLANILLA, CEBU	TOWNHOUSE	38.00	51.20	102-2018008211	1,048,600.00	07/15/22	PhP 18,691.14	Consolidated to HDMF
42	806419073100038	LOT 42, BLOCK 06, PH. 04, DECA HOMES - TUNGKIL SUBDIVISION, TUNGKIL, MINGLANILLA, CEBU	TOWNHOUSE	38.00	46.40	102-2010002131	866,115.00	03/11/22	PhP 15,438.37	For consolidation - REM (Under BIR abatement)
43	806418122800048	LOT 02, BLOCK 11, PH. 04, DECA HOMES - TUNGKIL SUBDIVISION, TUNGKIL, MINGLANILLA, CEBU	TOWNHOUSE	38.00	46.40	102-2016004970	996,545.00	07/15/22	PhP 17,763.27	Consolidated to HDMF
44	806418122800126	LOT 38, BLOCK 11, PH. 04, DECA HOMES - TUNGKIL SUBDIVISION, TUNGKIL, MINGLANILLA, CEBU	TOWNHOUSE	38.00	46.40	102-2018003561	969,900.00	07/15/22	PhP 17,288.33	Consolidated to HDMF
45	806418091700103	LOT 43, BLOCK 11, PH. 04, DECA HOMES - TUNGKIL SUBDIVISION, TUNGKIL, MINGLANILLA, CEBU	TOWNHOUSE	38.00	46.40	102-2018004248	969,900.00	09/13/22	PhP 17,288.33	Consolidated to HDMF

CARCAR CITY

LUMINA CARCAR SUBDIVISION, CAN-ASUJAN, CARCAR CITY, CEBU

46	864202205180008	LOT 05, BLOCK 11, PH. 1, LUMINA CARCAR SUBDIVISION, CAN-ASUJAN, CARCAR CITY, CEBU	ROWHOUSE	36.00	22.00	102-2016006060	555,300.00	10/20/21	PhP 9,898.14	For consolidation - CTS (Under BIR abatement)
47	864202203180002	LOT 03, BLOCK 18, PH. 1, LUMINA CARCAR SUBDIVISION, CAN-ASUJAN, CARCAR CITY, CEBU	ROWHOUSE	36.00	22.00	102-2016006170	530,200.00	03/08/22	PhP 9,450.74	For consolidation - CTS

TIERRA NAVA SUBDIVISION, LIBURON, CARCAR CITY, CEBU

48	864202201190006	LOT 15, BLOCK 12, TIERRA NAVA SUBDIVISION, LIBURON, CARCAR CITY, CEBU	TOWNHOUSE	42.00	36.00	102-2017008420	1,328,200.00	12/23/22	PhP 23,674.97	For consolidation - CTS (Under BIR abatement)
49	864202210270011	LOT 06, BLOCK 14, TIERRA NAVA SUBDIVISION, LIBURON, CARCAR CITY, CEBU	TOWNHOUSE	42.00	36.00	102-2017008467	1,362,400.00	08/01/22	PhP 24,284.58	For consolidation - CTS (Under BIR abatement)

ITEM NO.	PROPERTY NO.	LOCATION	TYPE	LOT AREA	FLOOR AREA	TCT NO.	MINIMUM GROSS SELLING PRICE	APPRAISAL DATE	REQUIRED GROSS MONTHLY INCOME FOR BUYERS WHO WILL CHOOSE LONG TERM INSTALLMENT AS MODE OF PAYMENT (Amount is based on minimum gross selling price, required GMI may change depending on actual Offered Price)	STATUS OF TCT *
----------	--------------	----------	------	----------	------------	---------	-----------------------------	----------------	---	-----------------

TIERRA NAVA SUBDIVISION, POBLACION III, CARCAR CITY, CEBU

50	864202205180003	LOT 03, BLOCK 18, TIERRA NAVA SUBDIVISION, POBLACION III, CARCAR CITY, CEBU	TOWNHOUSE	42.00	36.00	102-2017008508	1,362,400.00	01/09/23	PhP 24,284.58	For consolidation - CTS
51	864202209210010	LOT 06, BLOCK 24, TIERRA NAVA SUBDIVISION, POBLACION III, CARCAR CITY, CEBU	TOWNHOUSE	42.00	36.00	102-2017008692	1,362,400.00	08/01/22	PhP 24,284.58	For consolidation - CTS (Under BIR abatement)
52	864202207220007	LOT 25, BLOCK 26, TIERRA NAVA SUBDIVISION, POBLACION III, CARCAR CITY, CEBU	TOWNHOUSE	42.00	36.00	102-2017008795	1,362,400.00	09/12/22	PhP 24,284.58	For consolidation - CTS

BALAMBAN

SAN JOSEMARIA VILLAGE - BALAMBAN, BUANOY, BALAMBAN, CEBU

53	864201910210003	LOT 03, BLOCK 12, SAN JOSEMARIA VILLAGE - BALAMBAN, BUANOY, BALAMBAN, CEBU	DUPLEX WITH EAVES	72.00	27.50	113-2021000467	717,780.00	10/20/21	PhP 12,794.32	Consolidated to HDMF
54	806419053000037	LOT 03, BLOCK 19, SAN JOSEMARIA VILLAGE - BALAMBAN, BUANOY, BALAMBAN, CEBU	TOWNHOUSE	40.00	48.00	113-2012000030	1,217,600.00	01/12/23	PhP 21,703.54	For consolidation - CTS (Under BIR abatement)
55	864201907120009	LOT 06, BLOCK 19, SAN JOSEMARIA VILLAGE - BALAMBAN, BUANOY, BALAMBAN, CEBU	TOWNHOUSE	40.00	48.00	113-2021000031	1,174,400.00	08/09/22	PhP 20,933.51	Consolidated to HDMF

CKL HOMES - BALAMBAN, ABUCAYAN, BALAMBAN, CEBU

56	864202206280001	LOT 14, BLOCK 12, CKL HOMES - BALAMBAN, ABUCAYAN, BALAMBAN, CEBU	ROWHOUSE	48.00	26.40	113-2017000556	701,100.00	04/18/22	PhP 12,497.01	For consolidation - CTS
----	-----------------	--	----------	-------	-------	----------------	------------	----------	---------------	-------------------------

NOTE: ACCOUNTS UNDER ABATEMENT MAY TAKE SEVERAL YEARS (MORE OR LESS 5 YEARS) FOR TCT TO BE CONSOLIDATED IN THE NAME OF THE FUND



Buy a property
as low as
₱ 232,000.00

NEGOTIATED SALE

DATE OF ACCEPTANCE: 27-31 MARCH 2023 8:00 AM-5:00 PM
at the 3rd Floor, Pag-IBIG Fund WT Corporate Tower, Cebu Business Park, Cebu City
DATE OF OPENING: 04 APRIL 2023



Unit 16-306, Pacific Grande Residences,
Basak, Lapu-Lapu City, Cebu

• Condominium
Floor Area : 25.00 Sqm.
Occupancy Status: UNOCCUPIED
Status of TCT : For consolidation - CTS

Minimum Gross Selling Price : Php 1,587,500.00



Lot 04, Cor. F Avacaña & P. Burgos Street,
Centro (Poblacion), Mandaue City, Cebu

• House and Lot (Single Detached)
Lot Area : 262.00 (MINUS 59 SQ. M. FOR THE RRROW)
Floor Area : 177.28 Sqm.
Occupancy Status: OCCUPIED
Status of TCT : For consolidation - REM
(Under BIR abatement)

Minimum Gross Selling Price : Php 7,973,750.92



Unit 16-415, Pacific Grande Residences,
Basak, Lapu-Lapu City, Cebu

• Condominium
Floor Area : 32.52 Sqm.
Occupancy Status: UNOCCUPIED
Status of TCT : For consolidation - CTS

Minimum Gross Selling Price : Php 2,065,000.00



Block 02, Lot 13, Cogon, Bogo City, Cebu

• House and Lot (Single Detached)
Lot Area : 192.00 Sqm.
Floor Area : 106.00 Sqm.
Occupancy Status: UNOCCUPIED
Status of TCT : For consolidation - REM


Minimum Gross Selling Price : Php 2,220,768.00



Unit 18-402, Pacific Grande Residences,
Basak, Lapu-Lapu City, Cebu

• Condominium
Floor Area : 25.00 Sqm.
Occupancy Status: UNOCCUPIED
Status of TCT : For consolidation - CTS

Minimum Gross Selling Price : Php 1,587,500.00



Block 01, Lot 11, Fatehills Subdivision,
Cogon, Bogo City, Cebu

• House and Lot (Single Detached)
Lot Area : 178.00 Sqm.
Floor Area : 60.00 Sqm.
Occupancy Status: UNOCCUPIED
Status of TCT : Consolidated to HDMF

Minimum Gross Selling Price : Php 1,051,590.00

FATEHILLS SUBDIVISION



FATEHILLS SUBDIVISION, COGON, BOGO CITY, CEBU

LOCATION		LOT AREA	FLOOR AREA	MINIMUM GROSS SELLING PRICE	OCCUPANCY STATUS	STATUS OF TCT
BLOCK	LOT					
01	06	116.00	-	232,000.00	UNOCCUPIED-LOT	Consolidated to HDMF
05	02	156.00	-	312,000.00	UNOCCUPIED-LOT	Consolidated to HDMF
07	01	156.00	-	312,000.00	UNOCCUPIED-LOT	For consolidation - CTS (Under BIR abatement)
07	02	156.00	-	312,000.00	UNOCCUPIED-LOT	For consolidation - CTS (Under BIR abatement)
07	03	156.00	-	312,000.00	UNOCCUPIED-LOT	For consolidation - CTS (Under BIR abatement)
07	04	156.00	-	312,000.00	UNOCCUPIED-LOT	For consolidation - CTS (Under BIR abatement)
07	05	156.00	-	312,000.00	UNOCCUPIED-LOT	For consolidation - CTS (Under BIR abatement)
07	06	156.00	-	312,000.00	UNOCCUPIED-LOT	For consolidation - CTS (Under BIR abatement)
07	07	156.00	-	312,000.00	UNOCCUPIED-LOT	For consolidation - CTS (Under BIR abatement)
07	08	156.00	-	312,000.00	UNOCCUPIED-LOT	For consolidation - CTS (Under BIR abatement)
07	09	156.00	-	312,000.00	UNOCCUPIED-LOT	For consolidation - REM (Under BIR abatement)
07	10	156.00	-	312,000.00	UNOCCUPIED-LOT	For consolidation - CTS (Under BIR abatement)
07	11	156.00	-	312,000.00	UNOCCUPIED-LOT	For consolidation - CTS (Under BIR abatement)
07	12	156.00	-	312,000.00	UNOCCUPIED-LOT	For consolidation - CTS (Under BIR abatement)
07	13	156.00	-	312,000.00	UNOCCUPIED-LOT	For consolidation - CTS (Under BIR abatement)
07	14	279.00	-	558,000.00	UNOCCUPIED-LOT	For consolidation - CTS (Under BIR abatement)
07	15	156.00	-	312,000.00	UNOCCUPIED-LOT	For consolidation - CTS (Under BIR abatement)
07	16	156.00	-	312,000.00	UNOCCUPIED-LOT	For consolidation - CTS (Under BIR abatement)



Lot 2317-B-1-E, Alpine Subdivision,
Dakit, Bogo City, Cebu

• House and Lot (Single Detached)
Lot Area : 200.00 Sqm.
Floor Area : 58.00 Sqm.
Occupancy Status: OCCUPIED
Status of TCT : Consolidated to HDMF

Minimum Gross Selling Price : Php 851,500.00



Unit B10-115, Urban Deca Homes - Tisa Condominium,
Labangon, Cebu City, Cebu

• Condominium
Floor Area : 25.00 Sqm.
Occupancy Status: UNOCCUPIED
Status of TCT : For consolidation - CTS
(Under BIR abatement)

Minimum Gross Selling Price : Php 1,586,300.00



Unit B11-109, Urban Deca Homes - Tisa Condominium,
Labangon, Cebu City, Cebu

• Condominium
Floor Area : 25.00 Sqm.
Occupancy Status: OCCUPIED (MERGED WITH UNIT 108)
Status of TCT : For consolidation - CTS
(Under BIR abatement)

Minimum Gross Selling Price : Php 1,586,300.00



Lot 2317-B-2-V-1, Alpine Subdivision,
Dakit, Bogo City, Cebu

• House and Lot (Single Detached)
Lot Area : 150.00 Sqm.
Floor Area : 54.00 Sqm.
Occupancy Status: OCCUPIED
Status of TCT : For consolidation - REM
(Under BIR abatement)

Minimum Gross Selling Price : Php 695,197.00



Unit B10-414, Urban Deca Homes - Tisa Condominium,
Labangon, Cebu City, Cebu

• Condominium
Floor Area : 25.00 Sqm.
Occupancy Status: UNOCCUPIED WITH THINGS INSIDE
Status of TCT : For consolidation - CTS
(Under BIR abatement)

Minimum Gross Selling Price : Php 1,260,400.00



Unit B11-111, Urban Deca Homes - Tisa Condominium,
Labangon, Cebu City, Cebu

• Condominium
Floor Area : 25.00 Sqm.
Occupancy Status: OCCUPIED
Status of TCT : For consolidation - CTS

Minimum Gross Selling Price : Php 1,586,300.00



Unit B10-114, Urban Deca Homes - Tisa Condominium,
Labangon, Cebu City, Cebu

• Condominium
Floor Area : 25.00 Sqm.
Occupancy Status: OCCUPIED
Status of TCT : For consolidation - CTS
(Under BIR abatement)

Minimum Gross Selling Price : Php 1,586,300.00



Unit B11-108, Urban Deca Homes - Tisa Condominium,
Labangon, Cebu City, Cebu

• Condominium
Floor Area : 25.00 Sqm.
Occupancy Status: OCCUPIED (MERGED WITH UNIT 109)
Status of TCT : For consolidation - CTS
(Under BIR abatement)

Minimum Gross Selling Price : Php 1,586,300.00



Unit B12-113, Urban Deca Homes - Tisa Condominium,
Labangon, Cebu City, Cebu

• Condominium
Floor Area : 25.00 Sqm.
Occupancy Status: OCCUPIED
Status of TCT : For consolidation - CTS
(Under BIR abatement)

Minimum Gross Selling Price : Php 1,586,300.00

NOTE: ACCOUNTS UNDER BIR ABATEMENT MAY TAKE SEVERAL YEARS (more or less 5 years) FOR TCT TO BE CONSOLIDATED IN THE NAME OF THE FUND

For more information, please visit or call Acquired Assets Division at the 3rd Flr., Pag-IBIG Fund-WT Corporate Tower, Mindanao Ave., Cebu Business Park, Cebu City
Globe Landline: (032) 412-2110, Globe mobile no. 0926-0815994 and Smart mobile no. 0943-3615915 or email us at cebulmrd.lrrd2@pagibigfund.gov.ph;
visit our website at www.pagibigfund.gov.ph



Buy a property
as low as
₱ 232,000.00

NEGOTIATED SALE

DATE OF ACCEPTANCE: 27-31 MARCH 2023 8:00 AM-5:00 PM
at the 3rd Floor, Pag-IBIG Fund WT Corporate Tower, Cebu Business Park, Cebu City
DATE OF OPENING: 04 APRIL 2023



Unit B12-313, Urban Deca Homes - Tisa Condominium, Labangon, Cebu City, Cebu

- Condominium
- Floor Area : 25.00 Sqm.
- Occupancy Status : UNOCCUPIED
- Status of TCT : For consolidation - CTS (Under BIR abatement)

Minimum Gross Selling Price : Php 1,298,600.00



Block 12, Lot 04, NHA Housing Subdivision, Busay, Cebu City, Cebu

- House and Lot (Single Attached)
- Lot Area : 91.50 Sqm.
- Floor Area : 44.00 Sqm.
- Occupancy Status : OCCUPIED
- Status of TCT : Consolidated to HDMF

Minimum Gross Selling Price : Php 1,207,700.00



Block 74, Lot 11, NHA Housing Subdivision, Busay, Cebu City, Cebu

- Lot Only
- Lot Area : 80.00 Sqm.
- Occupancy Status : UNOCCUPIED - LOT
- Status of TCT : For consolidation - REM (Under BIR abatement)

Minimum Gross Selling Price : Php 528,000.00



Block 11, Lot 02, Ph. 04, Deca Homes - Tungkil Subd., Tungkil, Minglanilla, Cebu

- House and Lot (Townhouse)
- Lot Area : 38.00 Sqm.
- Floor Area : 46.40 Sqm.
- Occupancy Status : OCCUPIED
- Status of TCT : Consolidated to HDMF

Minimum Gross Selling Price : Php 996,545.00



Block 11, Lot 05, Ph. 01, Lumina Carcar Subdivision, Can-asujan, Carcar City, Cebu

- House and Lot (Rowhouse)
- Lot Area : 36.00 Sqm.
- Floor Area : 22.00 Sqm.
- Occupancy Status : UNOCCUPIED
- Status of TCT : For consolidation - CTS (Under BIR abatement)


Minimum Gross Selling Price : Php 555,300.00



Block 14, Lot 06, Tierra Nava Subdivision, Liburon, Carcar City, Cebu

- House and Lot (Townhouse)
- Lot Area : 42.00 Sqm.
- Floor Area : 36.00 Sqm.
- Occupancy Status : UNOCCUPIED
- Status of TCT : For consolidation - CTS (Under BIR abatement)

Minimum Gross Selling Price : Php 1,362,400.00



Block 26, Lot 25, Tierra Nava Subdivision, Poblacion III, Carcar City, Cebu

- House and Lot (Townhouse)
- Lot Area : 42.00 Sqm.
- Floor Area : 36.00 Sqm.
- Occupancy Status : UNOCCUPIED
- Status of TCT : For consolidation - CTS

Minimum Gross Selling Price : Php 1,362,400.00



Block 19, Lot 06, San Josemaria Village - Balamban, Buanoy, Balamban, Cebu

- House and Lot (Townhouse)
- Lot Area : 40.00 Sqm.
- Floor Area : 48.00 Sqm.
- Occupancy Status : UNOCCUPIED
- Status of TCT : Consolidated to HDMF


Minimum Gross Selling Price : Php 1,174,400.00



Unit B13-102, Urban Deca Homes - Tisa Condominium, Labangon, Cebu City, Cebu

- Condominium
- Floor Area : 25.00 Sqm.
- Occupancy Status : OCCUPIED
- Status of TCT : For consolidation - CTS (Under BIR abatement)

Minimum Gross Selling Price : Php 1,586,300.00



Block 14, Lot 29, NHA Housing Subdivision, Busay, Cebu City, Cebu

- Lot Only
- Lot Area : 86.00 Sqm.
- Occupancy Status : UNOCCUPIED-LOT
- Status of TCT : For consolidation - REM (Under BIR abatement)

Minimum Gross Selling Price : Php 567,600.00



Block 02, Lot 45, Ph. 04, Deca Homes - Tungkil Subd., Tungkil, Minglanilla, Cebu

- House and Lot (Townhouse)
- Lot Area : 38.00 Sqm.
- Floor Area : 51.20 Sqm.
- Occupancy Status : OCCUPIED
- Status of TCT : Consolidated to HDMF

Minimum Gross Selling Price : Php 1,048,600.00



Block 11, Lot 38, Ph. 04, Deca Homes - Tungkil Subd., Tungkil, Minglanilla, Cebu

- House and Lot (Townhouse)
- Lot Area : 38.00 Sqm.
- Floor Area : 46.40 Sqm.
- Occupancy Status : OCCUPIED
- Status of TCT : Consolidated to HDMF

Minimum Gross Selling Price : Php 969,900.00



Block 18, Lot 03, Ph. 01, Lumina Carcar Subdivision, Can-asujan, Carcar City, Cebu

- House and Lot (Rowhouse)
- Lot Area : 36.00 Sqm.
- Floor Area : 22.00 Sqm.
- Occupancy Status : UNOCCUPIED
- Status of TCT : For consolidation - CTS

Minimum Gross Selling Price : Php 530,200.00



Block 18, Lot 03, Tierra Nava Subdivision, Poblacion III, Carcar City, Cebu

- House and Lot (Townhouse)
- Lot Area : 42.00 Sqm.
- Floor Area : 36.00 Sqm.
- Occupancy Status : UNOCCUPIED
- Status of TCT : For consolidation - CTS

Minimum Gross Selling Price : Php 1,362,400.00



Block 12, Lot 03, San Josemaria Village - Balamban, Buanoy, Balamban, Cebu

- House and Lot (Duplex with Eaves)
- Lot Area : 72.00 Sqm.
- Floor Area : 27.50 Sqm.
- Occupancy Status : OCCUPIED
- Status of TCT : Consolidated to HDMF

Minimum Gross Selling Price : Php 717,780.00



Block 12, Lot 14, CKL Homes - Balamban, Abucayan, Balamban, Cebu

- House and Lot (Rowhouse)
- Lot Area : 48.00 Sqm.
- Floor Area : 26.40 Sqm.
- Occupancy Status : UNOCCUPIED
- Status of TCT : For consolidation - CTS

Minimum Gross Selling Price : Php 701,100.00



Unit B13-404, Urban Deca Homes - Tisa Condominium, Labangon, Cebu City, Cebu

- Condominium
- Floor Area : 25.00 Sqm.
- Occupancy Status : OCCUPIED
- Status of TCT : For consolidation - CTS (Under BIR abatement)

Minimum Gross Selling Price : Php 1,260,400.00



Block 71, Lot 06, NHA Housing Subdivision, Bacayan, Cebu City, Cebu

- Lot Only
- Lot Area : 105.00 Sqm.
- Occupancy Status : UNOCCUPIED-LOT
- Status of TCT : Consolidated to HDMF

Minimum Gross Selling Price : Php 693,000.00



Block 06, Lot 42, Ph. 04, Deca Homes - Tungkil Subd., Tungkil, Minglanilla, Cebu

- House and Lot (Townhouse)
- Lot Area : 38.00 Sqm.
- Floor Area : 46.40 Sqm.
- Occupancy Status : OCCUPIED
- Status of TCT : For consolidation - REM (Under BIR abatement)

Minimum Gross Selling Price : Php 866,115.00



Block 11, Lot 43, Ph. 04, Deca Homes - Tungkil Subd., Tungkil, Minglanilla, Cebu

- House and Lot (Townhouse)
- Lot Area : 38.00 Sqm.
- Floor Area : 46.40 Sqm.
- Occupancy Status : OCCUPIED
- Status of TCT : Consolidated to HDMF

Minimum Gross Selling Price : Php 969,900.00



Block 12, Lot 15, Tierra Nava Subdivision, Liburon, Carcar City, Cebu

- House and Lot (Townhouse)
- Lot Area : 42.00 Sqm.
- Floor Area : 36.00 Sqm.
- Occupancy Status : UNOCCUPIED
- Status of TCT : For consolidation - CTS (Under BIR abatement)

Minimum Gross Selling Price : Php 1,328,200.00



Block 24, Lot 06, Tierra Nava Subdivision, Poblacion III, Carcar City, Cebu

- House and Lot (Townhouse)
- Lot Area : 42.00 Sqm.
- Floor Area : 36.00 Sqm.
- Occupancy Status : UNOCCUPIED
- Status of TCT : For consolidation - CTS (Under BIR abatement)

Minimum Gross Selling Price : Php 1,362,400.00



Block 19, Lot 03, San Josemaria Village - Balamban, Buanoy, Balamban, Cebu

- House and Lot (Townhouse)
- Lot Area : 40.00 Sqm.
- Floor Area : 48.00 Sqm.
- Occupancy Status : UNOCCUPIED
- Status of TCT : For consolidation - CTS (Under BIR abatement)

Minimum Gross Selling Price : Php 1,217,600.00

NOTE: ACCOUNTS UNDER BIR ABATEMENT MAY TAKE SEVERAL YEARS (more or less 5 years) FOR TCT TO BE CONSOLIDATED IN THE NAME OF THE FUND

For more information, please visit or call Acquired Assets Division at the 3rd Flr., Pag-IBIG Fund-WT Corporate Tower, Mindanao Ave., Cebu Business Park, Cebu City
Globe Landline: (032) 412-2110, Globe mobile no. 0926-0815994 and Smart mobile no. 0943-3615915 or email us at cebulrmd.lrrd2@pagibigfund.gov.ph;
visit our website at www.pagibigfund.gov.ph

Rank

OFFER TO PURCHASE

_____ Date

To: **Pag-IBIG FUND COMMITTEE ON DISPOSITION OF ACQUIRED ASSETS**

Relative to the sale of Pag-IBIG Fund acquired assets under Negotiated Sale with Publication Batch No. _____, I/We hereby submit my/our offer to purchase the property/ies as described below subject to the terms and conditions of the Omnibus Guidelines Implementing the Sale of Pag-IBIG Fund Acquired Assets Program:

1. Mode of Sale: ☐ Retail Sale ☐ Bulk Sale ☐ Group Sale
2. Location of the Property (if multiple properties, please attach list of properties to purchase):

_____ Property Number: _____
3. Minimum Selling Price: _____ (P_____)
4. **Offered Price (must be equal to or higher than the Minimum Gross Selling Price):** _____ (P_____)
5. Mode of Payment: ☐ Cash (to pay within 30 days from signing of Deed of Conditional Sale)
☐ Short Term Installment (to pay within _____ months) (maximum of 12 months)
☐ Long Term Installment (to pay within _____ years) (maximum of 30 years, not applicable for bulk sale) (please attached a copy of proof of income)

I/We certify that the information/statement indicated herein is to my/our knowledge, true, correct, complete and updated and I/We investigate and inspect the said property/ies before tendering this offer to purchase. The signature appearing below is genuine. Further, I/We hereby agree of the following:

- 1) to purchase the property/ies on “**As Is, Where Is**” basis on which I/we accept the physical condition of the property/ies including whether it is occupied or not;
- 2) to hold Pag-IBIG Fund free and harmless from liabilities of whatever kind and nature arising out of any legal claims which may be filed by third persons involving the property/ies;
- 3) that Pag-IBIG Fund has no commitment and makes no guaranty to approve the offer, as it is understood to be subject to final approval by Pag-IBIG Fund’s approving authorities.
- 4) that should my/our application be approved, notarial and all other fees pertaining to the purchase of the property/ies shall be for my/our account.

Further, I/we hereby agree and consent to the collection, generation, use, processing, storage and retention of my/our personal information for the purpose/s of acquiring a Pag-IBIG Fund acquired asset/s including the posting of my/our name/s in the Pag-IBIG Fund website in case I/we win on the negotiated sale. I/we understand that my/our personal information will be shared with other government agencies and to third parties as may be necessary, for the use of which shall be governed by the Republic Act No. 10173 also known as the “Data Privacy Act of 2012” and its implementing rules and regulations, I/we promise to notify Pag-IBIG Fund should there be any amendment or changes in my/our personal information indicated herein.

SIGNATURE OF OFFEROR
OVER PRINTED NAME

SIGNATURE OF AUTHORIZED
REPRESENTATIVE OVER PRINTED NAME
(IF ANY)

DATE

Authorized Representative Information (if applicable) (Please write in BLOCK LETTERS):

(Note: Authorized Representatives must be armed with an SPA when transacting with Pag-IBIG Fund)

THIS PORTION IS FOR Paq-IBIG FUND USE ONLY

THIS FORM MAY BE REPRODUCED. NOT FOR SALE.

Rank

OFFER TO PURCHASE

_____ Date

To: **Pag-IBIG FUND COMMITTEE ON DISPOSITION OF ACQUIRED ASSETS**

Relative to the sale of Pag-IBIG Fund acquired assets under Negotiated Sale with Publication Batch No. _____, I/We hereby submit my/our offer to purchase the property/ies as described below subject to the terms and conditions of the Omnibus Guidelines Implementing the Sale of Pag-IBIG Fund Acquired Assets Program:

1. Mode of Sale: ☐ Retail Sale ☐ Bulk Sale ☐ Group Sale
2. Location of the Property (if multiple properties, please attach list of properties to purchase):

_____ Property Number: _____

3. Minimum Selling Price: _____ (P_____)

4. **Offered Price (must be equal to or higher than the Minimum Gross Selling Price):** _____ (P_____)

5. Mode Payment: ☐ Cash (to pay within 30 days from signing of Deed of Conditional Sale)
- ☐ Short Term Installment (to pay within _____ months) (maximum of 12 months)

Notes: For group sale, the mode of payment per employee/member shall be indicated on the List to be attached.

I/We certify that the information/statement indicated herein is to my/our knowledge, true, correct, complete and updated and I/We investigate and inspect the said property/ies before tendering this offer to purchase. The signature appearing below is genuine. Further, I/We hereby agree of the following:

- 1) to purchase the property/ies on “**As Is, Where Is**” basis on which I/we accept the physical condition of the property/ies including whether it is occupied or not;
- 2) to hold Pag-IBIG Fund free and harmless from liabilities of whatever kind and nature arising out of any legal claims which may be filed by third persons involving the property/ies;
- 3) that Pag-IBIG Fund has no commitment and makes no guaranty to approve the offer, as it is understood to be subject to final approval by Pag-IBIG Fund’s approving authorities.
- 4) that should my/our application be approved, notarial and all other fees pertaining to the purchase of the property/ies shall be for my/our account.

Further, I/we hereby agree and consent to the collection, generation, use, processing, storage and retention of my/our personal information for the purpose/s of acquiring a Pag-IBIG Fund acquired asset/s including the posting of my/our name/s in the Pag-IBIG Fund website in case I/we win on the negotiated sale. I/we understand that my/our personal information will be shared with other government agencies and to third parties as may be necessary, for the use of which shall be governed by the Republic Act No. 10173 also known as the “Data Privacy Act of 2012” and its implementing rules and regulations, I/we promise to notify Pag-IBIG Fund should there be any amendment or changes in my/our personal information indicated herein.

SIGNATURE OF OFFEROR
OVER PRINTED NAME

SIGNATURE OF AUTHORIZED
REPRESENTATIVE OVER PRINTED NAME
(IF ANY)

DATE

THIS FORM MAY BE REPRODUCED. NOT FOR SALE.

HQP-AAF-213
(V02, 02/2022)

--	--	--

Authorized Representative Information (Please write in BLOCK LETTERS):

(Note: Authorized Representatives must be armed with an SPA / Secretary's Certificate when transacting with Pag-IBIG Fund)

THIS PORTION IS FOR Pag-IBIG FUND USE ONLY

THIS FORM MAY BE REPRODUCED. NOT FOR SALE.

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I/We _____, Filipino citizen/s, of legal age, single/married, with residence and postal address at _____ do hereby name, constitute, and appoint _____, of legal age, single/married, with residence and postal address at _____ to be my/our true and lawful Attorney-in-Fact, for me/us in my/our name, place and stead, to do and perform the following acts, to wit:

1. To participate, for and in my/our behalf, in a public auction of Pag-IBIG Fund Acquired Assets scheduled on _____ to be held at _____;
2. To make, sign and submit any documents which may be required by the Pag-IBIG Fund subject of my/our participation in public bidding and post-bid documentation thereafter if in case that my/our bid is declared as the winning bid;
3. To receive the Notice of Award issued by the Committee on Disposition of Acquired Assets of Pag-IBIG Fund once my/our bid offer is declared as the winning bid;
4. To receive my/our bidding documents, including the bidder's bond, from Committee on Disposition of Acquired Assets of Pag-IBIG Fund once my/our bid offer is declared as non-winning/ineligible bid; and
5. To perform other acts that the bidder is required to perform in relation to the said public auction of the Fund.

HEREBY GIVING AND GRANTING unto my/our said Attorney-in-Fact full power and authority to do and perform each and every act which may be necessary or convenient, in connection with any of the foregoing as fully to all intents and purposes as I/We might or could do, if personally present and acting in person, **HEREBY RATIFYING AND CONFIRMING** all that my said Attorney-in-Fact may also do or cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, _____ at the Province/City of _____.

Attorney-in-Fact

Bidder

No. _____
Date of Issue _____
Expiry Date _____

No. _____
Date of Issue _____
Expiry Date _____

With marital consent

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE/CITY OF _____) S.S.

BEFORE ME, a Notary Public for and in _____,
province/city of _____, this _____ day of _____,
personally appeared the named-persons in this Special Power of Attorney (SPA), who
have satisfactorily proven to me their identity through their identifying documents written
below their names and signature, that they are the same persons who executed and
voluntarily signed the foregoing SPA, duly signed by their instrumental witnesses at the
spaces herein provided which they acknowledged before me as their free and voluntary
act and deed.

The foregoing instrument which relates to a SPA consists of _____ (____) pages
including the page on which the acknowledgment is written, has been signed by the
parties and instrumental witnesses on all pages thereof, in my presence, and sealed with
my Notarial Seal.

WITNESS MY HAND AND NOTARIAL SEAL.

NOTARY PUBLIC

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of _____.

<https://www.foreclosurephilippines.com>

SECRETARY’S CERTIFICATE

I, _____, Filipino, of legal age, with office address at _____, after being duly sworn in accordance with law, hereby depose and say:

1. That I am the duly elected Corporate Secretary of _____, a corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office address at _____.
2. That during the Regular/Special meeting of the Board of (Directors/Trustees) of the said corporation held on _____ at _____, at which a quorum was present, the following resolutions were adopted:

RESOLUTION NO. _____
Series of _____

“**RESOLVED**, as it is hereby resolved, that the Corporation is hereby authorized to participate in a public auction of acquired assets of Pag-IBIG Fund, subject to such terms and conditions as may be provided by the Pag-IBIG Fund.

“**RESOLVED FURTHER**, that Mr./Ms. _____ is/are hereby authorized for and in behalf of the Corporation to do and perform the following acts, to wit:

“To execute, sign and deliver to the Pag-IBIG Fund any documents which may be required in participation of the Corporation in public bidding and post bid documentation thereafter in case the bid is declared as the winning bid;

“To receive the Notice of Award issued by the Committee on Disposition of Acquired Assets of Pag-IBIG Fund once the bid offer is declared as the winning bid;

“To receive bidding documents, including the bidder’s bond from Committee on Disposition of Acquired Assets of Pag-IBIG Fund once the bid offer is declared as non-winning/ineligible bid; and

“To perform other acts that the corporation is required to perform in relation to the said public auction of the Fund.

“**RESOLVED FINALLY**, that any and all acts of the above-named representative/attorney-in-fact concerning the above-referenced subject matter are hereby affirmed, confirmed and ratified by the Corporation for all legal intents and purposes.”

The foregoing resolutions are in full force and effect and have not been amended, suspended or revoked.

IN WITNESS WHEREOF, this Certificate has been signed this _____, 20____ at _____, Philippines.

Corporate Secretary

I.D. _____ No. _____
Date of Issue: _____
Expiry Date: _____

SUBSCRIBED AND SWORN TO before me at _____
on _____ affiant exhibited to me his/her Competent Evidence of Identity
_____ No. _____ issued on _____, at
_____, and is personally known to or identified by
me to be the same person who executed the foregoing Secretary’s Certificate and
he/she further affirmed and made oath as to the said instrument.

NOTARY PUBLIC

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of _____.

<http://www.foreclosurephilippines.com>

SAMPLE HOUSING LOAN CALCULATOR

LOAN AMOUNT	REQUIRED GROSS MONTHLY INCOME	ESTIMATED MONTHLY AMORTIZATION <i>Principal + Interest</i> <i>(Based on the 3 years repricing period and a term of 30 years)</i>
400,000.00	7,036.77	2,462.87
500,000.00	8,795.96	3,078.59
1,000,000.00	17,591.92	6,157.17
1,500,000.00	26,387.88	9,235.76
2,000,000.00	35,183.84	12,314.34
2,500,000.00	43,979.80	15,392.93
3,000,000.00	52,775.76	18,471.52
3,500,000.00	61,571.72	21,550.10
4,000,000.00	70,367.68	24,628.69
4,500,000.00	79,163.64	27,707.27
5,000,000.00	87,959.60	30,785.86
5,500,000.00	96,755.56	33,864.45
6,000,000.00	105,551.52	36,943.03

** Above computation is for reference only and NOT official.

** Actual loanable amount may vary depending on Pag-IBIG Fund's validation and evaluation.

Housing Loan Affordability Calculator <https://www.pagibigfund.gov.ph/acquiredassets.html>