



NAGA HOUSING BUSINESS CENTER

**INVITATION TO SUBMIT OFFER TO PURCHASE**

(May 3, 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
53143	ALBAY SORSOGON CATANDUANES	22	May 9, 2023 – May 15, 2023

**GENERAL GUIDELINES**

- The list of the properties for negotiated sale may be viewed at <https://www.pagibigfund.gov.ph/aa/>.
- Interested buyers are encouraged to inspect their desired property/ies to purchase prior to submission of offer.
- The properties shall be sold on an “**AS IS, WHERE IS**” basis which means that the buyer accepts whatever the physical status of the property/ies including whether it is occupied or not.
- The **OFFERED PRICE** per property **shall not fall below the minimum gross selling price** of the property set by the Fund.

**Example:** If the minimum gross selling price of the property is P600,000.00, the Offered Price to be indicated in the Offer to Purchase shall be “P600,000.00” or higher.

- Purchase of the said properties may be one of the following modes of sale:

**a. GROUP SALE**

- Available to interested buyers employed under the same employer. Their employer shall meet the following requirements prior to submission of offer:
  - Accredited pursuant to the criteria provided in the prevailing guidelines on the Pag-IBIG Fund Employer Accreditation Program;
  - Have a Collection Servicing Agreement (CSA) or will have CSA with the Fund relative to the deduction and remittance of housing amortization.

**NOTE:** This mode of sale is also available to members of employees’ associations or cooperatives whose employer has a CSA or willing to execute a CSA with the Fund.

- The group's representative shall batch the offers and accomplish Offer to Purchase (HQP-AAF213) with attached List of Interested Employees/Members and Properties to be Purchased under Group Sale (HQP-AAF-214).
- The "aggregate Gross Selling Price" of the properties subject of group's initial offer for the year should be **at least** Ten Million Pesos (P10,000,000.00).

**Example:**

Desired Properties	Gross Selling Price*	Offered Price**
Property A	P3,000,000	P3,100,000
Property B	P3,000,000	P3,100,000
Property C	P4,000,000	P4,100,000
<b>Total</b>	<b>P10,000,00</b>	<b>P10,300,00</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>P10,000,00</b>	<b>P10,300,00</b>

\*Set by Pag-IBIG Fund

\*\*Set by the Buyer

- Interested buyers shall accomplish Offer to Purchase (If an individual, HQP-AAF-212 - V02, 02/2022; 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.



- 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 - V02, 02/2022; 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 **PAG-IBIG FUND - NAGA HOUSING BUSINESS CENTER, 2ND FLOOR, ALDP BLDG., ROXAS AVENUE, DIVERSION ROAD, NAGA CITY, CAMARINES SUR.**
  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 representatives, a Special Power of Attorney (SPA)/Secretary's Certificate shall be included in the sealed envelope. The authority given to the representative shall only be limited to dropping of offer and receipt of Notice of Award.
  9. Acceptance of sealed offers shall be from **08:00 AM to 05:00 PM** starting **May 9, 2023 until May 15, 2023**. No offers shall be accepted after the said cut-off time and date.
  10. The determination of winning offers shall be on **May 16, 2023 08:00 AM** at **PAG-IBIG FUND - NAGA HOUSING BUSINESS CENTER, 2ND FLOOR, ALDP BLDG., ROXAS AVENUE, DIVERSION ROAD, NAGA CITY, CAMARINES SUR.**
  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







an interest based on the Full Risk-Based Pricing Framework for three-year fixing period. For Bulk Sale, the applicable interest rate shall be based on the Fund's Full Risk-Based Pricing Framework for Wholesale Loans.

- c. **Long-Term Installment** – payment shall be in the form of monthly amortization based on the approved term, which may be up to a maximum of thirty (30) years with the following considerations:
- c.1. Approval and term shall be subject to eligibility requirements stipulated under the Circular 428 Omnibus Guidelines on Sale of Pag-IBIG Fund Real and Other Properties Acquired;
  - c.2. The amount shall be the buyer's offered price;
  - c.3. The buyer shall be required to file his/her Long-Term Installment application and pay the following incidental expenses within thirty (30) calendar days from payment of reservation fee:
    - Processing fee of Two Thousand Pesos (P2,000.00) shall be paid upon submission of complete requirements;
    - Equity, if applicable;
    - One-year advance insurance premiums (sales redemption insurance as well as non-life insurance);
  - c.4. In case the Offered Price, net of downpayment (if any) and additional discount, is still higher than the approved amount for Long Term Installment, the amount in excess shall be treated as equity. It shall be paid by the buyer within thirty (30) calendar days from receipt of Notice of Conditional Approval of Sale (NOAS).
  - c.5. Original Borrowers who wish to participate on the negotiated sale shall not be allowed to avail long term installment as mode of payment. They may only submit offer thru cash or short-term installment basis.
  - c.6. In case the application has been disapproved due to buyer's fault, any downpayment not to exceed 5% of the net selling price and processing fee shall be forfeited in favor of the Fund.

18. The winning buyer shall take possession of the property without seeking assistance from the Fund.
19. If the winning buyer fails or refuses to push through with the purchase of the properties, or fails to comply with the terms and conditions of the sale, he/she shall lose his/her right as the winning buyer and the Fund shall offer the subject property/ies on the next list of properties to be offered for negotiated sale.
20. Interested parties may visit the Naga Housing Business Center and contact at cel. no. **09951312517** or **09608619036**. You may also email your inquiries for further details at **nagalmrd.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.**

  
**NANETTE GERARDA T. ABILAY**  
**Acting Vice President**  
**OVP – Home Lending Operations - Luzon**  
Chairman, Committee on Disposition of  
Acquired Asset    




## (NAGA HOUSING BUSINESS CENTER)

## LIST OF ACQUIRED ASSETS AVAILABLE FOR NEGOTIATED SALE

Publication Batch Number : 53143

ITEM NO.	PROPERTY NUMBER	PROPERTY LOCATION	TYPE	TCT/CCT NO	LOT AREA	FLOOR AREA	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)	
<b>LOT ONLY / ALBAY</b>										
1	805219093000228	Lot 5639-I-3 NON-SUBDIVISION BGY. 43 - TAMAAYAN (BGY. 67) LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Lot Only	54635	517	0	930,600.00	09/21/2022	16,371.04	For consolidation
2	805218101600486	Blk. 5 Lot 7 LA PLAYA SUBDIVISION BONOT LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4511	Lot Only	56030	266	0	1,702,400.00	07/26/2022	29,948.48	For consolidation
3	805219042400090	Blk. 1 Lot 3 NON-SUBDIVISION BANGKILINGAN TABACO CITY ALBAY REGION 5 (BICOL REGION) 4511	Lot Only	T-136647	490	0	1,715,000.00	03/02/2022	30,170.14	For consolidation
4	805219093000207	Lot 9418-E-5-I-3 NON-SUBDIVISION BGY. 12 - TULA-TULA (POB.) LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Lot Only	52060	200	0	1,060,000.00	03/02/2022	18,647.44	For consolidation
5	805218101600520	Lot 501-A-7-D Binogsacan PAMA SUBDIVISION SAN RAFAEL GUINOBATAN ALBAY REGION 5 (BICOL REGION) 4503	Lot Only	T-83656	600	0	1,680,000.00	03/02/2022	29,554.43	For consolidation
6	805218101600039	Blk. 34 Lot 20 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-87425	68	0	278,800.00	01/19/2022	4,904.63	CTS - u
7	805219093000135	Lot 2310E3L Phase na Section na 050518008 NON SUBDIVISION CARARAYAN TIWI ALBAY REGION 5 (BICOL REGION) 4513	Lot Only	T-139976	500	0	1,400,000.00	09/13/2021	24,628.69	For consolidation
8	805218101600271	Blk. 2310-E-3-L-3-B- Phase No Phase N 050518008 NON-SUBDIVISION CARARAYAN TIWI ALBAY REGION 5 (BICOL REGION) 4513	Lot Only	T-147298	500	0	1,400,000.00	08/17/2021	24,628.69	For consolidation
9	805218101600270	Lot 2-D-3-D Phase No Phase N 050518008 NON-SUBDIVISION CARARAYAN TIWI ALBAY REGION 5 (BICOL REGION) 4513	Lot Only	T-145795	190	0	532,000.00	08/17/2021	9,358.90	For consolidation
10	805218101600272	Lot 2-D-3-C Phase No Phase N 050518008 NON-SUBDIVISION CARARAYAN TIWI ALBAY REGION 5 (BICOL REGION) 4513	Lot Only	T-138798	153	0	428,400.00	08/17/2021	7,536.38	For consolidation
11	805218101600265	Lot 2-D-1 Phase No Phase N 050518008 NON-SUBDIVISION CARARAYAN TIWI ALBAY REGION 5 (BICOL REGION) 4513	Lot Only	T-137467	400	0	1,120,000.00	08/17/2021	19,702.95	For consolidation
12	852202001240006	Lot 13896-G Phase Purok 2 near entrance of Anislag NHS ANISLAG DARAGA (LOCSIN) ALBAY REGION 5 (BICOL REGION) 4501	Lot Only	T-153086	400	0	1,320,000.00	08/02/2021	23,221.33	For consolidation
13	805219093000170	Lot 13368-A-5 Phase na Section na 050503003 NON-SUBDIVISION ANISLAG DARAGA (LOCSIN) ALBAY REGION 5 (BICOL REGION) 4501	Lot Only	T-108960	580	0	1,914,000.00	08/02/2021	33,670.93	For consolidation
14	805219093000171	Lot 4630-A-3 Phase na Section na 050512046 NON-SUBDIVISION SAN JUAN OAS ALBAY REGION 5 (BICOL REGION) 4505	Lot Only	T-132078	1,975.00	0	3,950,000.00	08/02/2021	69,488.08	For consolidation
<b>DUPLEX / ALBAY</b>										
15	805219042400059	Blk. 19 Lot 10 STA. MONICA HEIGHTS SUBDIVISION BGY. 56 - TAYSAN (BGY. 68) LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Duplex	50339	73	32	538,540.00	04/20/2022	9,473.95	For consolidation
16	805218101600178	Blk. 45 Lot 27 Phase No Phase N 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Duplex	T-92251	84	24.75	439,700.00	11/23/2021	7,735.17	CTS -
17	805218101600179	Blk. 45 Lot 26 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Duplex	T-92250	84	24.75	477,900.00	11/09/2021	8,407.18	CTS -
18	805218101600046	Blk. 38 Lot 18 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Duplex	T-92138	70	24.75	955,800.00	09/13/2021	16,814.36	CTS -
19	805218101600189	Blk. 28 Lot 24 Phase No Phase N 050514023 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Duplex	T-96658	84	24.75	416,000.00	09/02/2021	7,318.24	CTS -
<b>SINGLE DETACHED / ALBAY</b>										
20	805218101600479	Blk. 18 Lot 13 Phase No Phase N STA. MONICA SUBDIVISION BGY. 56 - TAYSAN (BGY. 68) LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Single Detached	50738	60	27.5	502,400.00	09/02/2021	8,838.18	For consolidation
<b>LOT ONLY / CATANDUANES</b>										
21	805218101600545	Blk. 28 Lot 12 OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	8958	60	0	210,000.00	03/14/2022	3,694.30	For consolidation
<b>LOT ONLY / SORSOGON</b>										
22	805219042400079	Blk. - Lot 258-B Phase na Section na na 056210028 NON-SUBDIVISION JUBAN SORSOGON REGION 5 (BICOL REGION) 4703	Lot Only	T-39918	1,439.50	0	3,598,750.00	08/24/2021	63,308.92	For consolidation