



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

INVITATION TO BID

October 27, 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
1st Public Auction	ROXAS CITY, ANTIQUE, ILOILO, NEGROS OCCIDENTAL & BACOLOD CITY	20	November 20-24, 2023	November 28, 2023

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, 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 **November 20, 2023** until **November 24, 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 (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 of Opening of Bid Offer/s</u>	<u>Location</u>
	November 28, 2023	Counter (6), 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.
- 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.

16. 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.
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 **2nd Floor Gaisano Grand City Mall, Araneta St., Brgy. Singcang, Bacolod City** or contact **Ma. Imelda B. Tadifa, Quennie Heart Grace R. Lirazan, 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 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.

ENGR. NOLI D. ARMADA

Officer – in - Charge

Vice President – Home Lending Operations VisMin

Chairman-Committee on Disposition of Acquired Asset

Pag-IBIG Fund
BACOLOD BRANCH
LIST OF ACQUIRED ASSETS FOR PUBLIC AUCTION
Date : October 27, 2023

Publication Batch Number : **59112823-1**

ITEM NO.	PROPERTY NUMBER	PROPERTY LOCATION	TYPE	TCT/CCT NO.	LOT AREA	FLOOR AREA	MINIMUM BID PRICE	APPRAISAL DATE	REQUIRED GROSS MONTHLY INCOME FOR BIDDERS WHO WILL CHOOSE LONG TERM INSTALLMENT AS MODE OF PAYMENT (Amount is based on minimum bid price, required GMI may change depending on actual Bid Offer)	REMARKS
ILOILO - AJUY, NEW LUCENA, OTON & PAVIA										
1.	858202308250005	Lot 25 Bk. 1 TIPACLA AJUY ILOILO REGION 6 (WESTERN VISAYAS) 5012	Single Detached	213604	274	57.5	1,530,200.00	29/06/2023	26,919.16	OCCUPIED - TCT UNDER HDMF
2	858202212090003	Lot 8230-M BILIDAN NEW LUCENA ILOILO REGION 6 (WESTERN VISAYAS) 5005	Lot Only	090-2022008727	1,081	0	926,417.00	09/10/2023	16,297.45	UNOCCUPIED LOT - TCT UNDER HDMF
3	858202309260002	Lot 13 Bk. 24 ONAPUP VILLAGE BURAY OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Lot Only	175022	80	0	360,000.00	07/08/2023	6,333.09	UNOCCUPIED LOT - TCT UNDER HDMF
4.	858202309260001	Lot 23 Bk. 26 Phase 1 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2015002386	36	22	494,600.00	11/09/2023	8,700.96	UNOCCUPIED - TCT UNDER DEVELOPER
5.	858202307280023	Lot 12 Bk. 46 Phase 1 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2015002812	36	22	496,000.00	21/02/2023	8,725.59	OCCUPIED - TCT UNDER DEVELOPER
6.	858202309270002	Lot 7 Bk. 5 Phase 1 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018000954	114	35.1	1,725,200.00	27/07/2023	30,349.58	UNOCCUPIED - TCT UNDER DEVELOPER
7	858202309260011	Lot 12 Bk. 25 Phase 2 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Double Attached	090-2018005018	104	48.1	1,917,000.00	08/05/2023	33,723.71	UNOCCUPIED - TCT UNDER DEVELOPER
CAPIZ - ROXAS CITY										
8	858202205130012	Lot 2478-B-3-B OLANO SUBDIVISION BOLO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2023000456	345	0	793,500.00	18/09/2023	13,959.19	UNOCCUPIED LOT - TCT UNDER HDMF
9	858202202240011	Lot 2084-B-1 INDIVIDUAL MILIBILI ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2023001019	1,000	0	3,200,000.00	18/09/2023	56,294.14	UNOCCUPIED LOT - TCT UNDER HDMF
10	858202202240007	Lot 934-A-4-J MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2023000963	310	0	868,000.00	18/09/2023	15,269.79	UNOCCUPIED LOT - TCT UNDER HDMF
ANTIQUE - HAMTIC & SAN JOSE										

11.	858202309260003	Lot 6849-A-2 VILLAVERT-JIMENEZ HAMTIC ANTIQUE REGION 6 (WESTERN VISAYAS) 5715	Lot Only	088-2019001269	300	0	480,000.00	30/06/2023	8,444.12	UNOCCUPIED LOT - TCT UNDER HDMF
12.	858202303160001	Lot 1249-F-1-G FUNDA-DALIPE SAN JOSE (CAPITAL) ANTIQUE REGION 6 (WESTERN VISAYAS) 5700	Lot Only	088-2023000169	488	0	1,610,400.00	10/03/2022	28,330.03	UNOCCUPIED LOT - TCT UNDER HDMF
BACOLOD CITY - VISTA ALEGRE, GRANADA, SUM-AG & CABUG										
13.	859202309220006	Lot 15 Bik. 30 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Detached	9.2202E+11	61	42	1,291,600.00	27/06/2023	22,721.72	UNOCCUPIED - TCT UNDER DEVELOPER
14.	859202309260001	Lot 35 Bik. 16 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	9.22018E+11	36	22	514,064.04	25/01/2023	9,043.37	UNOCCUPIED - TCT UNDER DEVELOPER
15.	859202308230004	Lot 14 Bik. 83 GLENDALE HOMES SUBDIVISION GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	T-308687	57	32.4	510,800.00	05/07/2023	8,985.95	OCCUPIED - TCT UNDER DEVELOPER
16.	859202205110011	Lot 4 Bik. 31 VILLA MARIA HOMES SUM-AG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	092-2023001208	80	24	407,400.00	24/02/2022	7,166.95	UNOCCUPIED - TCT UNDER DEVELOPER
17	859202309220001	Lot 15 Bik. 50 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2020005769	60	39.75	1,233,500.00	11/07/2023	21,699.63	UNOCCUPIED - TCT UNDER HDMF
18	859202309260002	Lot 12 Bik. 26 ONE COMMUNITIES CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2019002276	62	25.75	631,500.00	28/07/2023	11,109.30	UNOCCUPIED - TCT UNDER DEVELOPER
NEGROS OCCIDENTAL - BAGO CITY & CADIZ CITY										
19.	859202112230008	Lot 16 Bik. 15 GRANDVILLE SUBDIVISION - CADIZ DAGA CADIZ CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6121	Single Attached	T-38706	80	30	621,300.00	22/09/2023	10,929.86	OCCUPIED - TCT UNDER HDMF
20.	859202307270012	Lot 11 Bik. 04 VILLA ROSA SUBD. DULAO BAGO CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6101	Single Detached	T-30727	100	30	663,500.00	12/04/2023	11,672.24	OCCUPIED - TCT UNDER DEVELOPER
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										