



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 Disposal of Real and Other Properties Acquired hereby invites interested bidders who would like to purchase Pag-IBIG Fund acquired assets through Sealed Public Auction:

	AREAS	NO. OF UNITS	PERIOD OF ACCEPTANCE OF BID OFFERS	OPENING OF BID OFFERS
2nd Public Auction	ROXAS CITY, ILOILO & BACOLOD CITY	15	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 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.
- Inspect the chosen property/ies prior submission of bid offer and determine if there are any unpaid dues on the property/ies. The 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 that whatever fees and dues pertaining to the properties shall be for the account of the winning bidder.”
- 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 shall be given to winning bidders depending on their chosen mode of purchase, as follows:

MODE OF PAYMENT	ADDITIONAL DISCOUNT
CASH	20%
SHORT TERM INSTALLMENT	10%
LONG TERM INSTALLMENT	None

- Bidders are also encouraged to visit our website, www.pagibigfund.gov.ph/aa/aa.aspx 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 frontline counter servicing prior to dropping of sealed bid offer/s. Only bid offers from registered bidders shall be accepted and a registration stub will be issued as proof of registration.
- Acceptance of sealed bid offer/s shall be from **8:00 AM to 5:00 PM** starting **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 the scheduled date of batch. No proposals shall be accepted earlier or later than the scheduled 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 **November 28, 2023** at 2nd Floor Gaisano Grand City Mall, Araneta St., Barangay 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.

14. In case there are identical offers constituting the highest bids, the tie shall be resolved by considering the Mode of Payment. The priority in terms of mode of payment shall be as follows:
- a. Cash;
 - b. Short-Term Installment;
 - c. Long-Term Installment.
15. 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 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 on 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 three (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 the down payment of the winning bidder.
19. For bidders whose bid bond is in the form of a **MANAGER'S CHECK**, 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% downpayment;
 - c.3. The bidder shall be required to file his/her Long-Term Installment application and pay the following incidental expenses within thirty (30) calendar days from receipt of Notice of Award:
 - 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 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 & 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 **bacolodlmrdr.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 : **59112823-2**

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
ROXAS CITY - DAYAO & CAGAY										
1.	858202206210001	Lot 1173-C-4-D DAYAO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Single Attached	097-2023000457	236	205.7	3,221,373.60	17/05/2022	56,670.15	UNOCCUPIED LOT - TCT UNDER HDMF
2	858202205130011	Lot 15 Blik. 30 COSTA VERDE CAGAY ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2023000962	220	0	1,386,000.00	28/03/2022	24,382.40	UNOCCUPIED LOT - TCT UNDER HDMF
ILOILO PROVINCE - OTON										
3.	858202308230002	Lot 39 Blik. 36 Phase 3 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Single Attached	090-2020006066	54	42	1,343,160.00	21/02/2023	23,628.76	UNOCCUPIED - TCT UNDER DEVELOPER
4.	858202306150005	Lot 16 Blik. 13 Phase 2 FLORVEL SUBD. BURAY OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Single Attached	227531	126	68.14	1,271,160.00	08/05/2023	22,362.15	OCCUPIED - TCT UNDER HDMF
BACOLOD CITY - VISTA ALEGRE & GRANADA										
5.	859202308250018	Lot 9 Blik. 22 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	092-2018007371	54	42	1,101,870.00	27/06/2023	19,384.01	UNOCCUPIED - TCT UNDER DEVELOPER
6.	859202308250008	Lot 71 Blik. 14 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2020004352	36	22	527,400.00	18/05/2023	9,277.98	UNOCCUPIED - TCT UNDER DEVELOPER
7.	859202308250019	Lot 102 Blik. 11 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2020004027	36	22	527,400.00	05/06/2023	9,277.98	UNOCCUPIED - TCT UNDER DEVELOPER
8.	859202306280007	Lot 49 Blik. 07 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2018006118	36	22	469,530.00	06/09/2023	8,259.93	UNOCCUPIED - TCT UNDER DEVELOPER
9.	859202308250016	Lot 46 Blik. 25 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Town House	092-2018007718	36	42	980,100.00	05/06/2023	17,241.84	UNOCCUPIED - TCT UNDER DEVELOPER
10.	859202308250003	Lot 47 Blik. 25 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Town House	092-2018007719	36	42	1,011,150.00	30/01/2023	17,788.07	UNOCCUPIED - TCT UNDER DEVELOPER

11.	859202308250004	Lot 20 Bk. 37 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Town House	092-2020005293	36	35	890,730.00	18/05/2023	15,669.65	UNOCCUPIED - TCT UNDER DEVELOPER
12	859202306280011	Lot 100 Bk. 9 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House - End with Firewall	092-2020003759	50	22	534,069.22	06/09/2023	9,395.30	UNOCCUPIED - TCT UNDER DEVELOPER
13	859202307270017	Lot 113 Bk. 10 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House - End with Firewall	092-2020003905	50	22	563,274.13	06/09/2023	9,909.07	UNOCCUPIED - TCT UNDER DEVELOPER
14	859202307270011	Lot 05 Bk. 07 SAN DIONISIO SUBDIVISION ESTEFANIA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Double Attached	272978	80	58.5	1,174,950.00	05/06/2023	20,669.63	OCCUPIED - TCT UNDER HDMF
15	859202303160003	Lot 19 Bk. 52 GLENDALE HOMES SUBDIVISION GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House - End with Eaves	T-308283	75	32.4	492,479.96	13/01/2023	8,663.67	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										

<https://www.foreclosurephilippines.com>