



NAGA HOUSING BUSINESS CENTER

INVITATION TO SUBMIT OFFER TO PURCHASE

(November 6, 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
53164	ALBAY CATANDUANES	28	November 22, 2023 to November 28, 2023

GENERAL GUIDELINES

1. The list of the properties for negotiated sale may be viewed at <https://www.pagibigfund.gov.ph/aa/>.
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-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
Total	P10,000,000	P10,300,00

*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	P10,300,00

*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.

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 - 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 representative, 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 **November 22, 2023 until November 28, 2023 (except weekends and holidays)**. No offers shall be accepted after the said cut-off time and date.
 10. The determination of winning offers shall be on **November 29, 2023 09:00 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 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:
 - 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. 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**.

<https://www foreclosurephilippines.com>
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 GERARDO 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 : 53164

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)	REMARKS
LOT ONLY / ALBAY										
1	805219093000135	Lot 2310-E-3-L-3-B-2 NON SUBDIVISION CARARAYAN TIWI ALBAY REGION 5 (BICOL REGION) 4513	Lot Only	T-139976	500	0	1,450,000.00	07/26/2023	25,508.28	HDMF Title
2	805219093000170	Lot 13668-A-5 NON-SUBDIVISION ANISLAG DARAGA (LOCSIN) ALBAY REGION 5 (BICOL REGION) 4501	Lot Only	T-108960	580	0	1,972,000.00	07/13/2023	34,691.27	For consolidation of title
3	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	551,000.00	06/26/2023	9,693.15	For consolidation of title
4	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	443,700.00	06/26/2023	7,805.53	For consolidation of title
5	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	1,160,000.00	06/26/2023	20,406.63	For consolidation of title
6	805219051500040	Blk. 6 Lot 6 Phase na Section na 050509015 LA VERDE SUBDIVISION SAN JOSE MALILIPOT ALBAY REGION 5 (BICOL REGION) 4510	Lot Only	T-141413	162	0	453,600.00	06/26/2023	7,979.69	For consolidation of title
7	805218101600271	Lot 2310-E-3-L-3-B-2 NON-SUBDIVISION CARARAYAN TIWI ALBAY REGION 5 (BICOL REGION) 4513	Lot Only	T-147298	500	0	1,450,000.00	06/26/2023	25,508.28	For consolidation of title
8	805219093000156	Lot 6414-A-10-D-6-C NON-SUBDIVISION QUIRANGAY CAMALIG ALBAY REGION 5 (BICOL REGION) 4502	Lot Only	T-130341	1,000.00	0	1,000,000.00	06/13/2023	17,591.92	HDMF Title
9	852202001310007	Lot 2310-E-3-L-1-I NON-SUBDIVISION CARARAYAN TIWI ALBAY REGION 5 (BICOL REGION) 4513	Lot Only	078-2022001814	582	0	1,629,600.00	06/08/2023	28,667.79	HDMF Title
10	805219093000122	Lot 2252-C-4 NON-SUBDIVISION CARARAYAN TIWI ALBAY REGION 5 (BICOL REGION) 4513	Lot Only	T-155722	316	0	916,400.00	05/19/2023	16,121.24	HDMF Title
11	805219093000038	Lot 2-D-3-E Phase na Section na NON-SUBDIVISION CARARAYAN TIWI ALBAY REGION 5 (BICOL REGION) 4513	Lot Only	078-2022003368	1,000.00	0	2,800,000.00	05/19/2023	49,257.38	HDMF Title
12	805219093000120	Lot 2552-C-3 NON-SUBDIVISION CARARAYAN TIWI ALBAY REGION 5 (BICOL REGION) 4513	Lot Only	T-155720	335	0	971,500.00	05/19/2023	17,090.55	HDMF Title
13	805219093000077	Lot 4947-A-1 NON-SUBDIVISION LIBOD CAMALIG ALBAY REGION 5 (BICOL REGION) 4502	Lot Only	078-2015000710	437	0	1,354,700.00	05/19/2023	23,831.77	HDMF Title
14	805219093000155	Lot 1393-E Phase na Section na 050506067 NON-SUBDIVISION BGY. 32 - SAN ROQUE (BGY. 66) LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Lot Only	45762	384	0	2,534,400.00	05/19/2023	44,584.96	For consolidation of title
15	805219093000121	Lot 2552-C-5 NON-SUBDIVISION CARARAYAN TIWI ALBAY REGION 5 (BICOL REGION) 4513	Lot Only	T-155721	333	0	965,700.00	05/19/2023	16,988.52	HDMF Title
16	805218101600503	Lot 501-F-2-D HOMELOT MORERA GUINOBATAN ALBAY REGION 5 (BICOL REGION) 4503	Lot Only	T-96861	317	0	919,300.00	02/01/2023	16,172.25	For consolidation of title
17	805219093000167	Lot Lot 1030-C-2-E-1 NON-SUBDIVISION SAN RAFAEL GUINOBATAN ALBAY REGION 5 (BICOL REGION) 4503	Lot Only	T-94015	300	0	750,000.00	10/25/2022	13,193.94	For consolidation of title
18	805218101600663	Lot 958-D-3-C NON-SUBDIVISION MAHABA LIGAO CITY ALBAY REGION 5 (BICOL REGION) 4504	Lot Only	T-151961	600	0	1,140,000.00	09/21/2022	20,054.79	For consolidation of title
19	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 of title
20	805219042400064	Blk. - Lot 2552-C-7 NON-SUBDIVISION LIBJO TIWI ALBAY REGION 5 (BICOL REGION) 4513	Lot Only	T-82020	587	0	1,350,100.00	07/26/2022	23,750.85	For consolidation of title
21	805219103000008	Lot 3 NON-SUBDIVISION BGY. 12 - TULA-TULA (POB.) LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Lot Only	52744	244	0	1,195,600.00	05/02/2022	21,032.90	HDMF Title
22	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 of title
23	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 of title
SINGLE ATTACHED / ALBAY										
24	852201910170001	Blk. 15 Lot 2 RANCHO IMPERIAL SUBDIVISION-POLANGUI KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Single Attached	T-140556	90	76.5	1,069,110.00	03/14/2023	18,807.70	For consolidation of title - Unoccupied

25.	805219093000219	Lot 25-A Phase I Emerald St. IMPERIAL COURT SUBDIVISION BGY. 23 - IMPERIAL COURT SUBD. (POB.) LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Single Attached	085-2022000840	210	40	2,998,300.00	03/14/2023	52,745.85	HDMF Title - Unoccupied
DOUBLE ATTACHED / ALBAY										
26.	852201909230001	Bik. 6 Lot 16 NAPOVILLE SUBDIVISION NAPO POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Double Attached	078-2022000528	80	38	1,058,400.00	07/26/2022	18,619.29	HDMF Title - Occupied
SINGLE DETACHED / ALBAY										
27.	805218101600286	Lot 6504-B-3-C NON-SUBDIVISION LIBOD CAMALIG ALBAY REGION 5 (BICOL REGION) 4502	Single Detached	T-127756	260	80.5	964,280.00	07/26/2022	16,963.54	For consolidation of title - Unoccupied
LOT ONLY / CATANDUANES										
28.	805218101600545	Bik. 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 of title

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