



NAGA HOUSING BUSINESS CENTER

INVITATION TO SUBMIT OFFER TO PURCHASE

(November 09, 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
53165	CAMARINES NORTE & CAMARINES SUR	29	November 28, 2023 to December 04, 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.
- 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.**
 - 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, 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.
 - Acceptance of sealed offers shall be from **08:00 AM to 05:00 PM** starting **November 28, 2023 until December 04, 2023 (except holidays and weekends)**. No offers shall be accepted after the said cut-off time and date.
 - The determination of winning offers shall be on **December 05, 2023 09:00 AM** at **PAG-IBIG FUND - NAGA HOUSING BUSINESS CENTER, 2ND FLOOR, ALDP BLDG., ROXAS AVENUE, DIVERSION ROAD, NAGA CITY, CAMARINES SUR.**
 - 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.
 - The buyer who has the **HIGHEST OFFERED PRICE** on a specific property shall be considered the winner.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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 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 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 : 53165

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 / CAMARINES NORTE										
1	805318101500309	Lot 15 Blk. 28 Phase II HOLIDAY HOMES II LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	079-2020001140	99	0	396,000.00	05/12/2023	6,966.40	HDMF Title
2	805318101500091	Lot 3 Blk. 1 TOWNVIEW SUBDIVISION SANTA ELENA (POB.) SANTA ELENA CAMARINES NORTE REGION 5 (BICOL REGION) 4611	Lot Only	079-2017001811	72	0	144,000.00	05/02/2023	2,533.24	HDMF Title
3	805318101500090	Lot 1 Blk. 1 TOWNVIEW SUBDIVISION SANTA ELENA (POB.) SANTA ELENA CAMARINES NORTE REGION 5 (BICOL REGION) 4611	Lot Only	079-2017001368	92	0	184,000.00	05/02/2023	3,236.91	HDMF Title
4	805318101500092	Lot 8 Blk. 1 TOWNVIEW SUBDIVISION SANTA ELENA (POB.) SANTA ELENA CAMARINES NORTE REGION 5 (BICOL REGION) 4611	Lot Only	079-2016001436	72	0	144,000.00	05/02/2023	2,533.24	HDMF Title
5	805318101500096	Lot 3 Blk. 30 Phase II HOLIDAY HOMES LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	T-75423	108	0	432,000.00	05/12/2023	7,599.71	HDMF Title
6	805318101500161	Lot 9 Blk. 23 Phase II HOLIDAY HOMES LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	079-2019000348	140	0	560,000.00	05/12/2023	9,851.48	HDMF Title
7	805318101500012	Lot 24 Blk. 20 Phase II HOLIDAY HOMES LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	T-65104	120	0	480,000.00	06/27/2023	8,444.12	HDMF Title
8	805318101500013	Lot 26 Blk. 20 Phase II HOLIDAY HOMES LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	T-58297	120	0	480,000.00	07/10/2023	8,444.12	HDMF Title
9	805318101500019	Lot 1 Blk. 30 Phase II HOLIDAY HOMES LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	65105	112	0	448,000.00	04/23/2023	7,881.18	HDMF Title
10	805318101500016	Lot 7 Blk. 23 Phase II HOLIDAY HOMES LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	66876	132	0	528,000.00	07/10/2023	9,288.53	HDMF Title
11	805318101500015	Lot 6 Blk. 22 Phase II HOLIDAY HOMES LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	59328	120	0	480,000.00	04/23/2023	8,444.12	HDMF Title
ROW HOUSE / CAMARINES NORTE										
12	853201905280005	Lot 9-B Blk. 33 HAPPY HOMES FAIRVIEW II MAGANG DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Row House	079-2015000899	70	35	1,033,900.00	04/28/2023	18,188.29	CTS - under abatement - Occupied
SINGLE ATTACHED / CAMARINES NORTE										
13	805319042400016	Lot 5 Blk. 2 TOWNVIEW SUBDIVISION SANTA ELENA (POB.) SANTA ELENA CAMARINES NORTE REGION 5 (BICOL REGION) 4611	Single Attached	079-2017001581	72	30	359,910.00	05/02/2023	6,331.51	HDMF Title - Occupied
14	805319042400015	Lot 3 Blk. 4 TOWNVIEW SUBDIVISION CAMARINES NORTE REGION 5 (BICOL REGION) 4611	Single Attached	079-2016001487	72	30	359,910.00	05/02/2023	6,331.51	HDMF Title - Unoccupied
SINGLE DETACHED / CAMARINES NORTE										
15	853202206270004	Lot 23 Blk. 10 BLOOMINGDALE SUBDIVISION MALASUGUI LABO CAMARINES NORTE REGION 5 (BICOL REGION) 4604	Single Detached	T-69216	65	25.6	291,180.00	04/01/2022	5,122.42	HDMF Title - Occupied ,
16	805318101500325	Blk. 6 Lot 16 ALPINE GREENERY HOMES MAGANG DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Single Detached	T-70473	120	44	1,076,500.00	04/19/2023	18,937.70	For consolidation of title - Occupied
LOT ONLY / CAMARINES SUR										
17	805319112100124	Lot 14 Blk. 34 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	54967	105	0	493,500.00	08/14/2023	8,681.61	HDMF Title
DUPLEX / CAMARINES SUR										
18	853202206220004	Lot 9 Blk. 10 IMPERIAL RIDGEVIEW SUBDIVISION PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	23787	70	24.75	284,970.00	03/23/2022	5,013.17	CTS - under abatement - Occupied
19	853201905240001	Lot 15 Blk. 12 Phase I IMPERIAL RIDGEVIEW SUBDIVISION PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	49172	60	38.35	553,100.00	03/07/2022	9,730.09	For consolidation of title - Occupied
20	805318101500144	Lot 32 Blk. 18 Phase II IMPERIAL RIDGEVIEW SUBD. PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	T-30929	70	25.47	320,600.00	04/24/2023	5,639.97	For consolidation of title - Occupied
21	805318101500046	Lot 5 Blk. 7 Phase II IMPERIAL RIDGEVIEW SUBD. PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	080-2018000069	76	25.47	337,940.00	07/11/2023	5,945.01	HDMF Title - Occupied
22	805318101500158	Lot 9 Blk. 30 Phase II IMPERIAL RIDGEVIEW SUBD. PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	080-2018000599	70	25.47	320,600.00	04/24/2023	5,639.97	HDMF Title - Occupied
23	805318101500145	Lot 33 Blk. 18 Phase II IMPERIAL RIDGEVIEW SUBD. PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	30930	70	25.47	320,600.00	04/24/2023	5,639.97	For consolidation of title - Occupied

24	853202107140002	Lot 1 Blk. 1 Phase II IMPERIAL RIDGEVIEW SUBD PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	24522	71	25.47	295,060.00	04/27/2022	5,190.67	CTS - under abatement - Occupied
25	853202107140001	Lot 2 Blk. 1 Phase II IMPERIAL RIDGEVIEW SUBD PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	24523	70	25.47	291,560.00	04/27/2022	5,129.10	CTS - under abatement - Occupied
DUPLEX WITH EAVES / CAMARINES SUR										
26	853202002260002	Lot 12 Blk. 10 IMPERIAL RIDGEVIEW SUBDIVISION PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex with Eaves	23790	70	25.47	320,600.00	04/24/2023	5,639.97	CTS - under abatement - Occupied
27	853202206220003	Lot 14 Blk. 16 IMPERIAL RIDGEVIEW P2 PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex with Eaves	24811	80	25.47	323,350.00	04/07/2022	5,688.35	HDMF Title - Occupied
28	853202206220001	Lot 30 Blk. 18 Phase II IMPERIAL RIDGEVIEW P2 PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex with Eaves	080-2012000264	70	25.47	312,235.00	05/30/2022	5,492.81	CTS - under abatement - Occupied
SINGLE DETACHED / CAMARINES SUR										
29	805319072500057	Lot 2 Blk. 18 NON SUBDIVISION SAN RAMON BULA CAMARINES SUR REGION 5 (BICOL REGION) 4430	Single Detached	46832	225	68	596,600.00	09/14/2023	10,495.34	HDMF Title - Occupied

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