



**Bacolod Housing Business Center**  
*2<sup>nd</sup> Floor Gaisano Grand City Mall*  
*Araneta St., Brgy. Singcang, Bacolod City*

**INVITATION TO BID**

**JANUARY 17, 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	<b>BACOLOD CITY, NEG. OCC., ILOILO CITY, ILOILO &amp; ROXAS CITY</b>	<b>30</b>	<b>February 8-16, 2024</b>	<b>February 20, 2024</b>

**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, 2<sup>nd</sup> Floor Gaisano Grand City Mall, Araneta St., Barangay Singcang, Bacolod City or may download the form at [www.pagibigfund.gov.ph](http://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](http://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](http://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 - 2<sup>nd</sup> 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 **February 08, 2024** until **February 16, 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](http://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](http://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:

Tranche	Date of Opening of Bid Offer/s	Location
	<b>February 20, 2024</b>	Counter (6), 2 <sup>nd</sup> 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](http://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 **2<sup>nd</sup> 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 : January 17, 2024

Publication Batch Number : **59022024-1**

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
<b>NEG OCC. - BAGO, SILAY &amp; CADIZ CITY</b>										
1	859202112240006	Lot 01 Blk. 17 VILLA CRISTETA SUBDIVISION MA-AO BARRIO BAGO CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6101	Lot Only	093-2023000608	83	0	174,300.00	12/09/2023	3,066.27	UNOCCUPIED LOT - TCT UNDER HDMF
2	859202112240007	Lot 02 Blk. 17 VILLA CRISTETA SUBDIVISION MA-AO BARRIO BAGO CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6101	Lot Only	093-2023000609	72	0	151,200.00	12/09/2023	2,659.90	UNOCCUPIED LOT - TCT UNDER HDMF
3	859202112240005	Lot 03 Blk. 17 VILLA CRISTETA SUBDIVISION MA-AO BARRIO BAGO CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6101	Lot Only	093-2023000610	72	0	151,200.00	12/09/2023	2,659.90	UNOCCUPIED LOT - TCT UNDER HDMF
4	859202112240008	Lot 04 Blk. 17 VILLA CRISTETA SUBDIVISION MA-AO BARRIO BAGO CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6101	Lot Only	093-2023000611	72	0	151,200.00	12/09/2023	2,659.90	UNOCCUPIED LOT - TCT UNDER HDMF
5	859202312180004	Lot 05 Blk. 06 Phase 3 SILAY CENTERVILLE PHASE 3 BARANGAY V (POB.) SILAY CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6116	Double Attached	T-40042	72	35.1	1,118,300.00	09/10/2023	19,673.04	UNOCCUPIED - TCT UNDER DEVELOPER
6	859202308250017	Lot 06 Blk. 03 ALIDA RESIDENCES RIZAL SILAY CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6116	Single Detached	T-33550	125	40.16	1,453,100.00	05/07/2023	25,562.82	OCCUPIED - TCT UNDER DEVELOPER
7	859202306270002	Lot 16 Blk. 8 Phase 1 GRANDVILLE SUBDIVISION - CADIZ DAGA CADIZ CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6121	Double Attached	T-25232	80	39	851,300.00	28/12/2022	14,976.00	OCCUPIED - TCT UNDER HDMF
<b>BACOLOD CITY</b>										
8.	859202202230004	Lot 5 Blk. 47 CELINE HOMES SUBDIVISION ESTEFANIA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	092-2023001654	60	36	586,800.00	23/11/2023	10,322.94	OCCUPIED - TCT UNDER HDMF
9.	859202311230002	Lot 8 Blk. 57 GLENDALE HOMES SUBDIVISION GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	T 308351	50	32.4	368,152.10	19/09/2023	6,476.50	UNOCCUPIED - TCT UNDER DEVELOPER
10.	859202202230015	Lot 20 Blk. 60 SAN DIONISIO SUBDIVISION GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Double Attached	092-2023002563	80	66.56	1,170,900.00	13/12/2023	20,598.38	OCCUPIED - TCT UNDER HDMF
11.	859202311290004	Lot 75 Blk. 6 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2020003405	36	22	595,800.00	19/09/2023	10,481.27	UNOCCUPIED - TCT UNDER DEVELOPER
12.	859202311300121	Lot 9 Blk. 69 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000191	60	29.48	1,028,600.00	13/11/2023	18,095.05	OCCUPIED - TCT UNDER HDMF
13.	859202311300012	Lot 2 Blk. 49 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000255	60	39	1,040,300.00	06/11/2023	18,300.87	OCCUPIED - TCT UNDER HDMF
14.	859202311300014	Lot 3 Blk. 56 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000311	60	29.48	1,028,600.00	11/11/2023	18,095.05	OCCUPIED - TCT UNDER HDMF
<b>ILOILO CITY</b>										
15	858202310190003	Lot 3 Blk. 5 NORTHVILLAGE SUBDIVISION BALABAGO ILOILO CITY ILOILO REGION 6 (WESTERN VISAYAS) 5000	Lot Only	095-2018004235	120	0	564,000.00	19/07/2023	9,921.84	UNOCCUPIED LOT - TCT UNDER DEVELOPER

16	805818101600002	Lot 20-B-2C-2 DULONAN ILOILO CITY ILOILO REGION 6 (WESTERN VISAYAS) 5000	Lot Only	095-2022001461	711	0	3,353,694.57	30/11/2023	58,997.93	UNOCCUPIED LOT - TCT UNDER HDMF
<b>ILOILO - OTON, PAVIA, LEGANES &amp; ZARRAGA</b>										
17.	858202312270021	Lot 11 Blk. 2 Phase 3 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Single Attached	090-2020005293	54	41.14	1,427,100.00	14/06/2023	25,105.43	UNOCCUPIED - TCT UNDER DEVELOPER
18.	858202311290018	Lot 38 Blk. 25 Phase 4 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2021002172	36	22	586,900.00	04/09/2023	10,324.70	UNOCCUPIED - TCT UNDER DEVELOPER
19.	858202312270022	Lot 61 Blk. 22 Phase 4 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2021001997	36	22	586,900.00	11/09/2023	10,324.70	UNOCCUPIED - TCT UNDER DEVELOPER
20.	858202311290029	Lot 21 Blk. 27 Phase 4 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2021002287	36	22	584,062.13	19/09/2023	10,274.77	UNOCCUPIED - TCT UNDER DEVELOPER
21.	858202311290035	Lot 42 Blk. 11 Phase 2 DECA HOMES SUBDIVISION PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005369	48	55	1,139,311.44	23/08/2023	20,042.68	UNOCCUPIED - TCT UNDER DEVELOPER
22.	858202311290033	Lot 34 Blk. 10 Phase 2 DECA HOMES SUBDIVISION PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005309	48	55	1,249,700.00	26/06/2023	21,984.62	UNOCCUPIED - TCT UNDER DEVELOPER
23.	858202311290027	Lot 5 Blk. 27 Phase 2 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018005037	90	35.1	1,450,264.72	04/09/2023	25,512.94	UNOCCUPIED - TCT UNDER DEVELOPER
24.	858202311290023	Lot 21 Blk. 1 Phase 2 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018004586	90	35.1	1,486,300.00	08/08/2023	26,146.87	UNOCCUPIED - TCT UNDER DEVELOPER
25.	858202205130006	Lot 25 Blk. 14 VILLAGE 1 PROVIDENCE SUBD., BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2023004601	130	45	1,547,000.00	03/10/2023	27,214.70	UNOCCUPIED - TCT UNDER HDMF
26.	858202311290017	Lot 7 Blk. 23 Phase 1 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018001320	80	35.1	1,393,700.00	08/08/2023	24,517.86	UNOCCUPIED - TCT UNDER DEVELOPER
27.	858202311290022	Lot 41 Blk. 21 DECA HOMES LEGANES RESIDENCES GUINOBATAN LEGANES ILOILO REGION 6 (WESTERN VISAYAS) 5003	Town House	090-2021012242	52	51	1,642,000.00	04/08/2023	28,885.93	UNOCCUPIED - TCT UNDER DEVELOPER
28.	858202305160008	Lot 22 Blk. 18 Phase A HACIENDA FE COUNTRY HOMES SAMBAG ZARRAGA ILOILO REGION 6 (WESTERN VISAYAS) 5004	Double Attached	T-210925	90	72	1,269,800.00	19/12/2023	22,338.22	OCCUPIED - TCT UNDER DEVELOPER
<b>CAPIZ - ROXAS CITY</b>										
29	858202207140001	Lot 1454-F-4 DUMOLOG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2023000463	227	0	976,100.00	13/11/2023	17,171.47	OCCUPIED LOT - TCT UNDER HDMF
30	858202202240017	Lot 1806-B-1B LAWA-AN ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2023000458	370	0	1,739,000.00	18/09/2023	30,592.35	UNOCCUPIED LOT - TCT UNDER HDMF
<b>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</b>										