



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

INVITATION TO BID

February 19, 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	BACOLOD CITY, BAGO CITY, ILOILO CITY, PAVIA & ROXAS CITY	33	MARCH 12-22, 2024	MARCH 25, 2024

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 City
 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 **MARCH 12, 2024** until **MARCH 22, 2024**. 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 Date of Opening of Bid Offer/s</u>	<u>Location</u>
MARCH 25, 2024	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:

- 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 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 : February 23, 2024

Publication Batch Number : **59032024-1**

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
NEG. OCCIDENTAL - BAGO CITY										
1.	859202401240007	Lot 2 Blk. 10 VILLA ROSA SUBD. DULAO BAGO CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6101	Single Attached	T-30778	90	29.95	568,900.00	20/12/2023	10,008.04	UNOCCUPIED - TCT UNDER DEVELOPER
2.	859202401240006	Lot 8 Blk. 9 VILLA ROSA SUBD. DULAO BAGO CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6101	Single Attached	30775	117	42	783,000.00	20/12/2023	13,774.47	UNOCCUPIED - TCT UNDER DEVELOPER
NEG. OCCIDENTAL - BACOLOD CITY										
3	859202311300124	Lot 61 Blk. 63 DECA HOMES CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2020007058	60	29.48	1,028,600.00	13/11/2023	18,095.05	UNOCCUPIED - TCT UNDER HDMF
4	859202311300130	Lot 16 Blk. 44 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000728	60	29.48	1,104,200.00	15/11/2023	19,425.00	UNOCCUPIED - TCT UNDER HDMF
5	859202311300142	Lot 33 Blk. 55 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2020007046	60	29.48	1,028,600.00	15/11/2023	18,095.05	UNOCCUPIED - TCT UNDER HDMF
6	859202312180008	Lot 28 Blk. 68 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	9.22018E+11	60	29.48	1,099,300.00	22/11/2023	19,338.80	UNOCCUPIED - TCT UNDER HDMF
7	859202311300145	Lot 2 Blk. 30 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2020005542	60	29.48	1,028,600.00	15/11/2023	18,095.05	UNOCCUPIED - TCT UNDER HDMF
8	859202312180011	Lot 13 Blk. 50 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2020007062	60	29.48	1,099,300.00	22/11/2023	19,338.80	UNOCCUPIED - TCT UNDER HDMF
9	859202311300015	Lot 6 Blk. 54 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000107	60	29.48	1,028,600.00	13/11/2023	18,095.05	UNOCCUPIED - TCT UNDER HDMF
10	859202312180009	Lot 17 Blk. 69 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000374	60	29.48	1,099,300.00	22/11/2023	19,338.80	UNOCCUPIED - TCT UNDER HDMF

11	859202312220011	Lot 69 Blk. 68 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092- 2021000163	60	29.48	1,099,300.00	07/12/2023	19,338.80	UNOCCUPIED - TCT UNDER HDMF
12	859202312290052	Lot 71 Blk. 62 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092- 2021001971	60	29.48	1,099,300.00	20/12/2023	19,338.80	UNOCCUPIED - TCT UNDER HDMF
13	859202312290050	Lot 05 Blk. 52 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092- 2020006537	60	32.4	1,099,300.00	13/12/2023	19,338.80	UNOCCUPIED - TCT UNDER HDMF
14	859202311300119	Lot 7 Blk. 54 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092- 2020007669	60	29.48	1,028,600.00	06/11/2023	18,095.05	UNOCCUPIED - TCT UNDER HDMF
15	859202311300120	Lot 89 Blk. 69 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092- 2021001998	60	29.48	1,028,600.00	15/11/2023	18,095.05	UNOCCUPIED - TCT UNDER HDMF
16	859202401240008	Lot 50 Blk. 68 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092- 2021000755	60	29.48	1,099,300.00	27/12/2023	19,338.80	UNOCCUPIED - TCT UNDER HDMF
17	859202311300078	Lot 104 Blk. 12 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House - End with Firewall	092- 2018006649	54	22	626,100.00	13/11/2023	11,014.30	UNOCCUPIED - TCT UNDER DEVELOPER
18	859202311300111	Lot 11 Blk. 5 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House - End with Firewall	9.2202E+11	50	22	680,500.00	14/11/2023	11,971.30	UNOCCUPIED - TCT UNDER DEVELOPER
19	859202312180024	Lot 12 Blk. 24 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092- 2020004828	36	22	586,000.00	18/07/2023	10,308.87	UNOCCUPIED - TCT UNDER DEVELOPER
20	859202311300062	Lot 86 Blk. 6 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092- 2020003416	36	22	605,400.00	06/11/2023	10,650.15	UNOCCUPIED - TCT UNDER DEVELOPER
21	859202311300060	Lot 17 Blk. 7 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092- 22020003457	36	22	605,400.00	06/11/2023	10,650.15	UNOCCUPIED - TCT UNDER DEVELOPER
22	859202311300105	Lot 83 Blk. 10 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092- 2020003875	36	22	605,400.00	14/11/2023	10,650.15	UNOCCUPIED - TCT UNDER DEVELOPER
23	859202311300041	Lot 3 Blk. 13 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092- 2020004172	36	22	605,400.00	14/11/2023	10,650.15	UNOCCUPIED - TCT UNDER DEVELOPER
24	859202312180032	Lot 11 Blk. 24 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092- 2020004827	36	22	586,000.00	18/07/2023	10,308.87	UNOCCUPIED - TCT UNDER DEVELOPER

25	859202311300104	Lot 15 Bk. 32 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Town House	092-2020005120	36	42	1,171,400.00	14/11/2023	20,607.18	UNOCCUPIED - TCT UNDER DEVELOPER
26	859202311300059	Lot 19 Bk. 33 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Town House	092-2020005160	36	42	1,171,400.00	14/11/2023	20,607.18	UNOCCUPIED - TCT UNDER DEVELOPER
ILOILO - ILOILO CITY										
27	858202112310011	Lot 14 Bk. 88 ANAROS SUBD. CALAHUNAN ILOILO CITY ILOILO REGION 6 (WESTERN VISAYAS) 5000	Lot Only	095-2023001394	102	0	632,400.00	15/01/2024	11,125.13	UNOCCUPIED LOT - TCT UNDER HDMF
28	858202112310008	Lot 14 Bk. 1 RIVERVILLE SUBD CALAPARAN ILOILO CITY ILOILO REGION 6 (WESTERN VISAYAS) 5000	Lot Only	095-2023001393	80	0	464,000.00	29/01/2024	8,162.65	UNOCCUPIED LOT - TCT UNDER HDMF
29	858202205130007	Lot 3 Bk. 96 ANAROS SUBD. N/A ILOILO CITY ILOILO REGION 6 (WESTERN VISAYAS) 0000	Lot Only	095-2023001393	110	0	682,000.00	15/01/2024	11,997.69	UNOCCUPIED LOT - TCT UNDER HDMF
30	858202311290021	Lot 18 Bk. 33 DECA HOMES PAVIA RESORT RESIDENCES JIBAO-AN PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Lot Only	090-2016009077	136	0	775,200.00	04/09/2023	13,637.26	UNOCCUPIED LOT - TCT UNDER HDMF
ILOILO - PAVIA										
31.	858202311300009	Lot 6 Bk. 43 DECA HOMES PAVIA RESORT RESIDENCES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016009508	80	35.1	1,332,300.00	04/09/2023	23,437.72	UNOCCUPIED - TCT UNDER DEVELOPER
32.	858202309270006	Lot 7 Bk. 29 DECA HOMES PAVIA RESORT RESIDENCES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016008926	80	57.1	1,886,600.00	03/04/2023	33,188.92	OCCUPIED - TCT UNDER DEVELOPER
CAPIZ - ROXAS CITY										
33	805823032000001	Lot 4 Bk. 5 HAPPY HOMES SUBD., BRGY. SIBAGUAN ROXAS CITY, CAPIZ 5800	Lot Only	097-2022001461	80	0	536,000.00	18/11/2022	9,429.27	UNOCCUPIED LOT - TCT UNDER HDMF
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										