



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

INVITATION TO BID

April 13, 2021

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, Negros, Panay, Iloilo City and Provinces	27	May 10-17, 2021	May 19, 2021
2nd Public Auction	Bacolod, Negros, Capiz, Iloilo City and Provinces	17	May 10-17, 2021	May 19, 2021

GENERAL GUIDELINES

1. 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.
2. 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).
3. 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.
4. Discounts are not applicable for First Sealed Public Auction Properties.
5. 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.
6. 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
 - Pag-IBIG Fund Roxas – A & T Santos Building
 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.
7. Acceptance of sealed bid offer/s shall be from **8:00 AM** to **5:00 PM** starting **May 10** until **May 17, 2021**. 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.
8. Bidders may designate their Authorized Representatives, provided they shall issue the following documents:
 - a. 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.
 - b. Secretary’s Certificate for company-bidder.
 NOTE: The suggested template of the said documents may be downloaded at www.pagibigfund.gov.ph.
9. 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.
10. 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.
11. The determination of winning bidders shall be on the following dates and details:
12.

<u>Tranche</u>	<u>Date of Opening of Bid Offer/s</u>	<u>Location</u>
	May 19, 2021	2 nd Floor Gaisano Grand City Mall, Araneta St Brgy. Singcang, Bacolod City
13. 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.
14. The bidder who offers the highest bid shall be declared as the winner.

15. 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
16. 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.
17. 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.
18. 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.
19. 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.
20. 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
21. 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.
22. 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.
23. 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.
24. Interested parties may visit our office at **2nd Floor Gaisano Grand City Mall, Araneta St., Brgy. Singcang, Bacolod City** or contact Acquired Asset Section 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.d.rru@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.

ATTY. MARIE ANTONIETTE D. DIAZ
 VP-HLO-VisMin Group
 Chairman
 Committee on Disposition of Acquired Assets

FOR 1ST AUCTION

ITEM NO.	PROPERTY NO.	LOCATION	TYPE	TCT	LOT AREA	FLOOR AREA	MINIMUM BID AMOUNT	APPRAISAL DATE	REMARKS
ILOILO CITY, PAVIA, OTON, LEGANES & POTOTAN									
1	805818101600001	Lot 2 Blk. 5 L.J. LEDESMA SUBDIVISION BUHANG ILOILO CITY ILOILO REGION 6 (WESTERN VISAYAS)	Lot Only	095-2012000360	136	0	P 761,600.00	24/02/2021	Unoccupied-Lot
2	805819040200022	Lot 2 Blk. 69 Phase V3 PROVIDENCE - ILOILO BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Detached	090-2018012318	103	46.35	P 1,309,200.00	31/01/2020	Unoccupied
3	805819040200027	Lot 1 Blk. 69 Phase V3 PROVIDENCE - ILOILO BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Lot Only	090-2018012317	86		P 533,200.00	31/01/2020	Unoccupied
4	858202102190009	Lot 6 Blk. 3 Phase 1 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018000934	80	35.1	P 1,288,400.00	26/01/2021	Unoccupied
5	858202102190008	Lot 6 Blk. 5 Phase 1 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018000953	80	35.1	P 1,288,400.00	26/01/2021	Unoccupied
6	858202011260006	Lot 24 Blk. 37 DECA HOMES PAVIA RESORT RESIDENCES JIBAO-AN PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016009270	100	35.1	P 1,295,300.00	04/06/2020	Unoccupied
7	858202102190012	Lot 9 Blk. 48 DECA HOMES PAVIA RESORT RESIDENCES JIBAO-AN PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016009701	80	35.1	P 1,193,300.00	04/06/2020	Unoccupied
8	858202102190006	Lot 50 Blk. 8 DECA HOMES PAVIA RESORT RESIDENCES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	0902016008532	100	35.1	P 1,310,800.00	26/01/2021	Unoccupied
9	858202102190004	Lot 21 Blk. 65 DECA HOMES PAVIA RESORT RESIDENCES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016010115	100	35.1	P 1,310,800.00	26/01/2021	Unoccupied
10	858202102190005	Lot 47 Blk. 11 2 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005374	48	55	P 1,096,173.00	04/06/2020	Unoccupied
11	858202102190007	Lot 10 Blk. 3 Phase 1 DECA HOMES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010006325	48	55	P 1,070,500.63	04/06/2020	Unoccupied
12	859202012230019	Lot 11 Blk. 15 Phase 2 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005542	48	55	P 1,244,900.00	17/01/2020	Unoccupied
13	858202102240001	Lot 6 Blk. 46 Phase 1 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2015002806	36	22	P 555,800.00	04/06/2020	Unoccupied
14	858202011260011	Lot 24 Blk. 20 Phase 1 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2015002219	36	22	P 550,900.00	12/02/2020	Occupied/Closed
15	858202102190011	Lot 14 Blk. 4 Phase 2 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Townhouse - End with Eaves	090-2017005542	51	42	P 1,203,045.26	26/01/2021	Unoccupied
16	805819040200039	Lot 767-D NON SUBDIVISION PUROG POTOTAN ILOILO REGION 6 (WESTERN VISAYAS) 5008	Single Attached	T-090-2020002259	500	180	P 1,977,300.00	17/11/2020	Unoccupied
17	805819070300109	Lot 1 Blk. 4-C MANUELA GREEN VILLAGE CARI MAYOR LEGANES ILOILO REGION 6 (WESTERN VISAYAS) 5003	Lot Only	T-232689	151	0	P 392,600.00	04/06/2019	Unoccupied-Lot
BACOLOD, BAGO & CADIZ									
18	859202001290003	Lot 7 Blk. 13 PROVIDENCE NEGROS GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex	320951	60	25	P 617,800.00	27/09/2019	Occupied
19	859202002140011	Lot 3 Blk. 36 GLENDALE HOMES SUBDIVISION GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	T-308052	50	27.5	P 448,700.00	09/12/2019	Occupied
20	859202001290008	Lot 21 Blk. 34 GLENDALE HOMES SUBDIVISION GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	308026	50	27.5	P 395,500.00	15/10/2019	Occupied
21	859202010240012	Lot 13 Blk. 16 SAN DIONISIO SUBDIVISION GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Double Attached	092-2012005182	80	54	P 839,300.00	10/09/2020	Occupied
22	859202002140013	Lot 22 Blk. 56 SAN DIONISIO SUBDIVISION ESTEFANIA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	092-2012005803	80	30	P 485,400.00	09/12/2019	Occupied
23	859202101210004	Lot 10 Blk. 13 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House - End with Firewall	092-2018006660	54	22	P 565,600.00	25/11/2020	Unoccupied
24	859202002140004	Lot 5 Blk. 16 Phase 2 GRANDVILLE II MANSILINGAN BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	092-2011004286	90	30	P 576,800.00	05/12/2019	Occupied/Closed
25	859202101210005	Lot 14 Blk. 14 GRANDVILLE SUBDIVISION - CADIZ DAGA CADIZ CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6121	Double Attached	16367	80	30	P 453,400.00	22/09/2020	Occupied
26	859202012230014	Lot 17 Blk. 18 GRANDVILLE II MANSILINGAN BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	092-2012003825	107	29.4	P 773,800.00	30/09/2020	Occupied
27	859202012230009	Lot 06 Blk. 11 Phase 1 VILLA CRISTETA SUBDIVISION MA-AO BARRIO BAGO CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6101	Lot Only	093-2012000070	100	0	P 180,000.00	25/11/2020	Unoccupied-Lot

FOR 2ND AUCTION

ITEM NO.	PROPERTY NO.	LOCATION	TYPE	TCT	LOT AREA	FLOOR AREA	MINIMUM BID AMOUNT	APPRAISAL DATE	REMARKS
ANTIQUE									
1	805819040200011	Lot 6849-A-2 NON SUBDIVISION VILLAVERT-JIMENEZ HAMTIC ANTIQUE REGION 6 (WESTERN VISAYAS) 5715	Single Detached	088-2019001269	300	0	P 324,000.00	18/11/2020	Unoccupied
2	805819040200047	Lot 5-B-6 NON SUBDIVISION FUNDA-DALIPE SAN JOSE (CAPITAL) ANTIQUE REGION 6 (WESTERN VISAYAS) 5700	Lot Only	088-2019001207	540	0	P 1,458,000.00	18/11/2020	Unoccupied-Lot
ILOILO CITY, ZARRAGA, OTON, PAVIA & SANTA BARBARA									
3	805819040200017	Lot 10-H PHHC SUBD. N/A ILOILO CITY ILOILO REGION 6 (WESTERN VISAYAS) 0000	Single Detached	095-2019000965	249	114.5	P 3,098,790.00	17/11/2020	Occupied/Closed
4	858201910250005	Lot 50 Blk. 2 HAPPY HOMES ILAYA POBLACION ZARRAGA ILOILO REGION 6 (WESTERN VISAYAS) 5004	Single Attached	T-212016	80	54	P 1,090,530.00	14/10/2019	Occupied
5	858202002260001	Lot 22 Blk. 8 Phase 1 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Town House	090-2015001868	36	42	P 915,810.55	29/11/2019	Unoccupied
6	858201912230005	Lot 4 Blk. 36 Phase 1 DECA HOMES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010007185	48	55	P 1,165,320.00	23/10/2019	Occupied/Closed
7	858202007230002	Lot 16 Blk. 20 Phase 1 DECA HOMES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010006769	50	55	P 1,001,790.00	20/05/2020	Unoccupied
8	858201911270017	Lot 28 Blk. 12 Phase 2 DECA HOMES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	0902013005407	50	55	P 1,291,500.00	14/10/2019	Unoccupied
9	858202001020006	Lot 3 Blk. 36 Phase 1 DECA HOMES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010007184	48	55	P 1,155,870.00	29/11/2019	Occupied/Closed
10	858201911270018	Lot 23 Blk. 4 Phase 2 DECA HOMES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Townhouse - End with Firewall	0902013004994	115	55	P 1,539,720.00	14/10/2019	Occupied
11	805819081300005	Lot 588-C-4-A-3 Blk. 0 NON SUBDIVISION BOLONG OESTE SANTA BARBARA ILOILO REGION 6 (WESTERN VISAYAS)	Single Detached	090-2019007281	500	115	P 1,885,230.00	16/02/2021	Occupied
BACOLOD & SILAY									
12	859202010240024	Lot 17 Blk. 39 GLENDALE HOMES SUBDIVISION GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	308115	50	40	P 477,630.00	13/03/2020	Occupied
13	859202010240017	Lot 4 Blk. 36 GLENDALE HOMES SUBDIVISION GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	308053	50	40	P 354,188.95	06/10/2020	Occupied
14	859202010240013	Lot 14 Blk. 83 GLENDALE HOMES SUBDIVISION GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	308687	57	27.5	P 366,840.00	10/09/2020	Occupied
15	859202010240003	Lot 03 Blk. 38 GLENDALE HOMES SUBDIVISION GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	308093	50	27.5	P 351,090.00	28/05/2020	Occupied
16	859201912270002	Lot 16 Blk. 17 GRANDVILLE III MANSILINGAN BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	T-290302	90	40.4	P 943,740.00	24/07/2019	Occupied
17	859202012230018	Lot 6 Blk. 3 ALIDA RESIDENCES RIZAL SILAY CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6116	Single Detached	33550	125	45	P 1,489,950.00	14/02/2020	Unoccupied