



Naga Housing Business Center  
Acquired Assets Division  
2F ALDP Building, Roxas Avenue,  
Diversion Road, Naga City, Camarines Sur

## INVITATION TO BID

May 27, 2022

The Pag-IBIG Fund Committee on Disposition of Acquired Assets hereby invites interested bidders who would like to purchase Pag-IBIG Fund acquired assets through Sealed Public Auction:

TRANCHE	AREAS	NO. OF UNITS	PERIOD OF ACCEPTANCE OF BID OFFERS	OPENING OF BID OFFERS
SPB 13	CAMARINES SUR	36	JULY 11 - 15, 2022	JULY 18, 2022

### GENERAL GUIDELINES

- Interested parties are required to secure copies of **OFFER TO BID** from the Acquired Asset counter servicing, at 2ND FLOOR, ALDP BLDG., ROXAS AVENUE, DIVERSION ROAD, NAGA CITY, CAMARINES SUR or may download the forms 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 buyers are encouraged to inspect the property/ies before tendering their offer/s. The list of the properties may be viewed at [www.pagibigfund.gov.ph/aa/aa.aspx](http://www.pagibigfund.gov.ph/aa/aa.aspx).
- Discounts are not applicable during First Sealed Public Auction.
- Bidders are also encouraged to visit our website, [www.pagibigfund.gov.ph/aa/aa.aspx](http://www.pagibigfund.gov.ph/aa/aa.aspx) five (5) days prior the actual auction date, to check whether there are 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 (2ND FLOOR, ALDP BLDG., ROXAS AVENUE, DIVERSION ROAD, NAGA CITY, CAMARINES SUR) 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 **July 11, 2022** until **July 15, 2022**. Bidders are advised to submit their proposals together with a photocopy of their valid Identification (ID) card and latest proof of income only on the scheduled date of batch. No proposals shall be accepted earlier or later than the scheduled 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).

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 **July 18, 2022 at 2ND FLOOR, ALDP BLDG., ROXAS AVENUE, DIVERSION ROAD, NAGA CITY, CAMARINES SUR.**
12. The determination of winning bidders shall be monitored by a representative from **Commission of Audit (COA)**. Attendance of the bidder/s in the venue is not required.
13. The bidder who offers the highest bid shall be declared as the winner.
14. 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 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 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 on 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 the down payment of the winning bidder.
19. For bidders whose bid bond is in the form of a **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 of 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 basis** – the balance of 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 loan term, which may be up to a maximum of thirty (30) years with the following considerations:
    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;
    2. The amount shall be the bidder's bid offer, net of the 5% downpayment;
    3. The buyer shall be required to file his Long Term Installment application and pay the following incidental expenses within thirty (30) calendar days from receipt of the Notice of Award:

- a. Processing fee of Two Thousand Pesos (P2,000.00);
  - b. Equity, if applicable;
4. In case the Bid Offer, net of the five percent (5%) bid bond, 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).
  5. Original Borrowers who wish to participate on the Sealed Public Auction 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.
  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 offered 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 the **ACQUIRED ASSETS DIVISION** or contact **Ms. Jenelyn T. Janculan and Ms. Eden P. Alejandria** at cellphone numbers **09608619036 / 09274241096** or telephone number **(054) 472-3610/472-3561**. You may also email your inquiries for further details at [nagalmrd.aa@pagibigfund.gov.ph](mailto:nagalmrd.aa@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.**

**PHILIP S. KEITH**  
Vice President  
OVP – Home Lending Operations - Luzon  
Chairman, Committee on Disposition of  
Acquired Assets

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ITEM NO.	PROPERTY NO.	LOCATION	TYPE	TCT	LOT AREA	FLOOR AREA	MINIMUM BID AMOUNT	APPRAISAL DATE	REMARKS
<b>LOT ONLY - CAMARINES SUR</b>									
1	853201912100001	Lot 13454-A SAN AGUSTIN IRIGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4431	Lot Only	2801	500	0	P 600,000.00	04/14/2021	For relocation of boundaries. - Unoccupied
2	853201912100002	Lot 13454-C SAN AGUSTIN IRIGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4431	Lot Only	2802	600	0	P 720,000.00	04/14/2021	For relocation of boundaries. - Unoccupied
3	853202107070001	Lot 13 Bk. 4 IMPERIAL RIDGEVIEW SUBD PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Lot Only	T-24584	77	0	P 215,600.00	03/18/2021	CTS - under abatement - Unoccupied
4	853202001240003	Lot 8 Bk. 18 IMPERIAL RIDGEVIEW SUBDIVISION PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Lot Only	29353	70	0	P 245,000.00	02/10/2022	For consolidation of title. - Unoccupied
5	853202001240008	Lot 9 Bk. 22 IMPERIAL RIDGEVIEW SUBDIVISION PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Lot Only	30081	80	0	P 280,000.00	04/19/2022	For consolidation of title. - Unoccupied
6	853202001310004	Lot 12 Bk. 25 Phase II IMPERIAL RIDGEVIEW SUBDIVISION PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Lot Only	30180	70	0	P 196,000.00	04/20/2021	For consolidation of title. - Unoccupied
7	853202001240023	Lot 9 Bk. 14 HAPPY HOMES SIPOCOT MALUBAGO SIPOCOT CAMARINES SUR REGION 5 (BICOL REGION) 4408	Lot Only	29230	120	0	P 130,800.00	04/07/2021	For consolidation of title. - Unoccupied
8	853202001240020	Lot 40 Bk. 3 HAPPY HOMES SIPOCOT MALUBAGO SIPOCOT CAMARINES SUR REGION 5 (BICOL REGION) 4408	Lot Only	29759	182	0	P 382,200.00	03/03/2022	For consolidation of title. - Unoccupied
9	853202001140008	Lot 1 Bk. 20 HAPPY HOMES SIPOCOT MALUBAGO SIPOCOT CAMARINES SUR REGION 5 (BICOL REGION) 4408	Lot Only	28887	128	0	P 144,640.00	04/07/2021	For consolidation of title. - Unoccupied
10	853202001240027	Lot 28 Bk. 3 HAPPY HOMES SIPOCOT MALUBAGO SIPOCOT CAMARINES SUR REGION 5 (BICOL REGION) 4408	Lot Only	29758	180	0	P 196,200.00	04/07/2021	For consolidation of title. - Unoccupied
11	853202001240001	Lot 28 Bk. 14 HAPPY HOMES SIPOCOT MALUBAGO SIPOCOT CAMARINES SUR REGION 5 (BICOL REGION) 4408	Lot Only	30227	120	0	P 130,800.00	04/07/2021	For consolidation of title. - Unoccupied
12	853202001240005	Lot 2 Bk. 18 HAPPY HOMES SIPOCOT MALUBAGO SIPOCOT CAMARINES SUR REGION 5 (BICOL REGION) 4408	Lot Only	28827	128	0	P 144,640.00	04/07/2021	For consolidation of title. - Unoccupied
13	805318101500143	Lot 12 Bk. 13 HAPPY HOMES SIPOCOT MALUBAGO SIPOCOT CAMARINES SUR REGION 5 (BICOL REGION) 4408	Lot Only	27918	120	0	P 130,800.00	06/28/2021	For consolidation of title. - Unoccupied
14	853202001240013	Lot 11 Bk. 11 HAPPY HOMES SIPOCOT MALUBAGO SIPOCOT CAMARINES SUR REGION 5 (BICOL REGION) 4408	Lot Only	27450	150	0	P 163,500.00	04/07/2021	For consolidation of title. - Unoccupied
15	853202001240006	Lot 49 Bk. 3 HAPPY HOMES SIPOCOT MALUBAGO SIPOCOT CAMARINES SUR REGION 5 (BICOL REGION) 4408	Lot Only	29171	150	0	P 163,500.00	04/07/2021	For consolidation of title. - Unoccupied
16	805318101500149	Lot 53 Bk. 3 HAPPY HOMES SIPOCOT MALUBAGO SIPOCOT CAMARINES SUR REGION 5 (BICOL REGION) 4408	Lot Only	30226	150	0	P 163,500.00	06/28/2021	For consolidation of title. - Unoccupied
17	805318101500238	Lot 1 Bk. 2 HAPPY HOMES SIPOCOT MALUBAGO SIPOCOT CAMARINES SUR REGION 5 (BICOL REGION) 4408	Lot Only	T-27321	161	0	P 175,490.00	06/28/2021	For consolidation of title. - Unoccupied
18	853202001240019	Lot 46 Bk. 3 HAPPY HOMES SIPOCOT MALUBAGO SIPOCOT CAMARINES SUR REGION 5 (BICOL REGION) 4408	Lot Only	29754	191	0	P 208,190.00	04/07/2021	For consolidation of title. - Unoccupied
19	805318101500211	Lot 17 Bk. 14 HAPPY HOMES SIPOCOT MALUBAGO SIPOCOT CAMARINES SUR REGION 5 (BICOL REGION) 4408	Lot Only	27802	120	0	P 130,800.00	06/28/2021	For consolidation of title. - Unoccupied
20	853201909090001	Lot 39 Bk. 3 HAPPY HOMES SIPOCOT MALUBAGO SIPOCOT CAMARINES SUR REGION 5 (BICOL REGION) 4408	Lot Only	29227	150	0	P 315,000.00	03/03/2022	For consolidation of title. - Unoccupied
21	853202001240024	Lot 1 Bk. 16 HAPPY HOMES SIPOCOT MALUBAGO SIPOCOT CAMARINES SUR REGION 5 (BICOL REGION) 4408	Lot Only	28740	128	0	P 144,640.00	04/07/2021	For consolidation of title. - Unoccupied
22	853202001240022	Lot 3 Bk. 16 HAPPY HOMES SIPOCOT MALUBAGO SIPOCOT CAMARINES SUR REGION 5 (BICOL REGION) 4408	Lot Only	28880	120	0	P 130,800.00	04/07/2021	For consolidation of title. - Unoccupied
23	853202110270004	Lot 27 Bk. 22 VILLA KARANGAHAN SUBD SAN FELIPE NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	55385	59	0	P 466,100.00	04/19/2022	For consolidation of title. - Unoccupied
24	853202110270005	Lot 28 Bk. 22 VILLA KARANGAHAN SUBD SAN FELIPE NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	55386	58	0	P 458,200.00	04/19/2022	For consolidation of title. - Unoccupied
<b>SINGLE DETACHED - CAMARINES SUR</b>									
25	853201907050002	Lot 31 Bk. 4 VICTORIA HEIGHTS SUBD BARAS (POB.) CANAMAN CAMARINES SUR REGION 5 (BICOL REGION) 4402	Single Detached	30760	145	96.75	P 969,580.00	04/14/2021	For consolidation of title. - Unoccupied
<b>SINGLE ATTACHED - CAMARINES SUR</b>									
26	853201911140001	Lot 43 Bk. 3 BONEVILLE GARDEN HOMES SAN NICOLAS IRIGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4431	Single Attached	1793	50	48	P 1,488,000.00	04/14/2021	For consolidation of title. - Unoccupied
27	853202110270003	Lot 7 Bk. 14 GRANDVIEW HEIGHTS SUBDIVISION PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Single Attached	46689	75	33	P 669,300.00	06/25/2021	For consolidation of title. - Occupied
<b>DUPLEX - CAMARINES SUR</b>									
28	853202112150002	Lot 16 Bk. 1 MARINERS VILLAGE SANTA LUCIA (POB.) MAGARAO CAMARINES SUR REGION 5 (BICOL REGION) 4403	Duplex	080-2010000014	72	55	P 702,400.00	10/20/2021	For consolidation of title. - Unoccupied
29	853202001310001	Lot 9 Bk. 11 SAN ALFONSO HOMES PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Duplex	086-2012001450	86	48	P 1,133,500.00	06/30/2021	For consolidation of title. - Occupied
30	853202001140016	Lot 39 Bk. 24 Hornet Ext. IMPERIAL MODERN VILLAGE SAN JOSE PILI (CAPITAL) CAMARINES SUR REGION 5 (BICOL REGION) 4418	Duplex	27021	180	24.75	P 900,000.00	03/03/2022	For consolidation of title. - Occupied
31	853202001140010	Lot 17 Bk. 21 Phase II IMPERIAL RIDGEVIEW SUBDIVISION PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	29812	99	25.47	P 407,600.00	07/02/2021	For consolidation of title. - Occupied
32	853202103010001	Lot 20 Bk. 13 IMPERIAL RIDGEVIEW P2 PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	24770	80	25.47	P 323,190.00	03/07/2022	CTS - under abatement - Occupied
33	805318101500145	Lot 33 Bk. 18 Phase II IMPERIAL RIDGEVIEW SUBD. PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	30930	70	25.47	P 306,100.00	07/01/2021	For consolidation of title. - Occupied
34	805318101500144	Lot 32 Bk. 18 Phase II IMPERIAL RIDGEVIEW SUBD. PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	T-30929	70	25.47	P 306,100.00	07/01/2021	For consolidation of title. - Occupied
35	853201905240001	Lot 15 Bk. 12 Phase I IMPERIAL RIDGEVIEW SUBDIVISION PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	49172	60	38.35	P 553,100.00	03/07/2022	For consolidation of title. - Occupied
<b>DUPLEX WITH EAVES - CAMARINES SUR</b>									
36	853201911270002	Lot 41 Bk. 18 IMPERIAL RIDGEVIEW SUBD PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex with Eaves	080-2012000265	70	25.47	P 306,100.00	07/01/2021	HDMF Title - Unoccupied