



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

INVITATION TO BID

November 08, 2022

The Pag-IBIG Fund Committee on Disposal of Real and Other Properties Acquired hereby invites interested bidders who would like to purchase Pag-IBIG Fund acquired assets through Sealed Public Auction:

	AREAS	NO. OF UNITS	PERIOD OF ACCEPTANCE OF BID OFFERS	OPENING OF BID OFFERS
2 nd Public Auction	ILOILO PROVINCE, AKLAN, ROXAS & NEGROS OCCIDENTAL	31	December 1-9, 2022	December 12, 2022

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 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.
- Inspect the chosen property/ies prior submission of bid offer and determine if there are any unpaid dues on the property/ies. The 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 that whatever fees and dues pertaining to the properties shall be for the account of the winning bidder."
- 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 shall be given to winning bidders depending on their chosen mode of purchase, as follows:

MODE OF PAYMENT	ADDITIONAL DISCOUNT
CASH	20%
SHORT TERM INSTALLMENT	10%
LONG TERM INSTALLMENT	None

- Bidders are also encouraged to visit our website, www.pagibigfund.gov.ph/aa/aa.aspx 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 frontline counter servicing 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 **December 01, 2022 until December 09, 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 (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 **December 12, 2022** at 2nd Floor Gaisano Grand City Mall, Araneta St., Barangay 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.

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 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 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 three (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**, 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% downpayment;
 - c.3. The bidder shall be required to file his/her Long-Term Installment application and pay the following incidental expenses within thirty (30) calendar days from receipt of Notice of Award:
 - 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 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, Pauline Angela J. Mabasa & 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 **bacolodlrru@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

PROPERTIES FOR 2ND AUCTION (W/ DISCOUNT)

ITEM NO.	PROPERTY NO.	LOCATION	TYPE	TCT	LOT AREA	FLOOR AREA	MINIMUM BID AMOUNT	APPRAISAL DATE	REMARKS
ILOILO PROVINCE - LAMBUNAO & PAVIA									
1	858202006250011	Lot 1529-G TUBURAN LAMBUNAO ILOILO REGION 6 (WESTERN VISAYAS) 5042	Single Detached	090-2021009118	725	111	P 2,722,590.00	CONSOLIDATED HDMF	Unoccupied
2	858202208250004	Lot 17 Blk. 11 Phase 3 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018007074	97	35.1	P 1,278,492.62	FOR CONSOLIDATION	Unoccupied
3	858202208250003	Lot 10 Blk. 23 Phase 2 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018004958	96	35.1	P 1,282,230.00	FOR CONSOLIDATION	Unoccupied
4	858202102190003	Lot 9 Blk. 19 Phase 1 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018001247	102	35.1	P 1,273,520.39	FOR CONSOLIDATION	Unoccupied
5	858202207260011	Lot 5 Blk. 23 Phase 2 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Double Attached	090-2018004953	94	56	P 1,663,830.00	FOR CONSOLIDATION	Occupied
6	859202208230010	Lot 39 Blk. 19 Phase 2 DECA HOMES SUBDIVISION PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005707	56	55	P 1,103,760.00	FOR CONSOLIDATION	Unoccupied
7	858202207260002	Lot 15 Blk. 10 Phase 2 DECA HOMES SUBDIVISION PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Townhouse - End with Firewall	090-2013005290	72	55	P 1,257,660.00	FOR CONSOLIDATION	Occupied
8	859202208230002	Lot 27 Blk. 11 Phase 2 DECA HOMES PAVIA(DECA HOMES SUBD) PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Townhouse - End with Firewall	090-2013005354	72	55	P 1,326,600.00	FOR CONSOLIDATION	Unoccupied
CAPIZ - ROXAS CITY									
9	858202012180002	Lot 1770-L-9-E BANICA ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001866	200	0	P 450,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
10	805819083000002	Lot 5 Blk. 14 LA FRONTERA SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2022001341	150	0	P 472,500.00	CONSOLIDATED HDMF	Unoccupied-Lot
AKLAN - BANGA									
11	858202209270007	Lot 12 Blk. 1 Phase 2 TABAYON PLAINS SUBDIVISION TABAYON BANGA AKLAN REGION 6 (WESTERN VISAYAS) 5601	Lot Only	34857	96	0	P 250,560.00	FOR CONSOLIDATION	Unoccupied-Lot
12	858202209270012	Lot 11 Blk. 1 Phase 2 TABAYON PLAINS SUBDIVISION TABAYON BANGA AKLAN REGION 6 (WESTERN VISAYAS) 5601	Lot Only	34856	96	0	P 250,560.00	FOR CONSOLIDATION	Unoccupied-Lot
NEGROS OCCIDENTAL - VICTORIAS CITY & BACOLOD CITY (ESTEFANIA, CABUG & VISTA ALEGRE)									
13	859202209150002	Lot 08 Blk. 14 CANETOWN SUBD., VICTORIAS CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 0000	Single Detached	221967	236	37	P 710,378.33	CONSOLIDATED HDMF	Unoccupied
14	859202207270003	Lot 14 Blk. 10 Phase 2 VILLA ESTEFANIA ESTEFANIA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	T339520	80	60	P 1,653,480.00	FOR CONSOLIDATION	Occupied
15	859202209150047	Lot 19 Blk. 62 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex	092-2020006487	60	29.48	P 814,950.00	CONSOLIDATED HDMF	Unoccupied

16	859202209150039	Lot 55 Blk. 64 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2020008393	60	29.48	P 864,540.00	CONSOLIDATED HDMF	Unoccupied
17	859202209150045	Lot 42 Blk. 13 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000516	60	29.48	P 862,200.00	CONSOLIDATED HDMF	Unoccupied
18	859202209150048	Lot 9 Blk. 52 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2020008189	60	29.48	P 862,200.00	CONSOLIDATED HDMF	Unoccupied
19	859202209150050	Lot 27 Blk. 45 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000279	60	29.48	P 814,950.00	CONSOLIDATED HDMF	Unoccupied
20	859202209220044	Lot 22 Blk. 15 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092201800688 2	36	22	P 430,200.00	FOR CONSOLIDATION	Unoccupied
21	859202209220051	Lot 43 Blk. 16 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2018007008	36	22	P 430,200.00	FOR CONSOLIDATION	Unoccupied
22	859202209150042	Lot 16 Blk. 05 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092202000323 6	36	22	P 488,880.00	FOR CONSOLIDATION	Unoccupied
23	859202209150037	Lot 27 Blk. 15 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092202000441 1	36	22	P 502,290.00	FOR CONSOLIDATION	Unoccupied
24	859202209220042	Lot 19 Blk. 17 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092201800703 8	36	22	P 401,175.18	FOR CONSOLIDATION	Unoccupied
25	859202209150043	Lot 31 Blk. 14 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092201800678 6	36	22	P 436,230.00	FOR CONSOLIDATION	Unoccupied
26	859202209220045	Lot 92 Blk. 25 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Town House	092201800776 4	36	42	P 892,440.00	FOR CONSOLIDATION	Unoccupied
27	859202208230003	Lot 116 Blk. 24 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Town House	092201800766 7	36	42	P 864,868.79	FOR CONSOLIDATION	Unoccupied
28	859202209220049	Lot 86 Blk. 25 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Town House	092201800775 8	36	42	P 870,393.17	FOR CONSOLIDATION	Unoccupied
29	859202209220047	Lot 80 Blk. 21 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Town House	092201800733 7	36	35	P 817,200.00	FOR CONSOLIDATION	Unoccupied
30	859202209220052	Lot 19 Blk. 20 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Town House	092201800717 2	36	42	P 903,690.00	FOR CONSOLIDATION	Unoccupied
31	859202209150049	Lot 100 Blk. 24 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Townhouse - End with Eaves	092201800765 1	54	42	P 1,014,390.00	FOR CONSOLIDATION	Unoccupied

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