



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

**INVITATION TO BID**

May 24, 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 <sup>nd</sup> Public Auction	<b>CAPIZ, ILOILO &amp; NEGROS OCCIDENTAL</b>	<b>25</b>	<b>June 17-24, 2022</b>	<b>June 28, 2022</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 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).
- 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/asp](http://www.pagibigfund.gov.ph/aa/aa/asp).
- 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/asp](http://www.pagibigfund.gov.ph/aa/aa/asp) 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 **June 17, 2022 until June 24, 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).
- 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 **June 28, 2022** at 2<sup>nd</sup> 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](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 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 **2<sup>nd</sup> Floor Gaisano Grand City Mall, Araneta St., Brgy. Singcang, Bacolod City** or contact **Ma. Imelda B. Tadifa, Joebert Mari P. Pacheco, Melstar P. Lopez, Cris Gabiota and Marc S. Jalapa** 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.rru@pagibigfund.gov.ph](mailto:bacolodlrmr.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.**

## **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	STATUS OF TCT	REMARKS
<b>NEGROS OCCIDENTAL - BACOLOD CITY</b>									
1	859202002140001	Lot 13 Blk. 19 Phase DC2 REGENT PEARL HOMES SUBD DC2 ALIJIS BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Double Attached	092-2021005745	60	73	P 884,700.00	CONSOLIDATED HDMF	Occupied
2	859202111250003	Lot 13 Blk. 37 GLENDALE HOMES SUBDIVISION GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	308076	50	40	P 705,150.00	FOR CONSOLIDATION (ABATEMENT)	Occupied
<b>ILOILO PROVINCE - PAVIA &amp; NEW LUCENA</b>									
3	858201910220004	Lot 6 Blk. 1 EON CENTENNIAL HOMES JIBAO-AN PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Lot Only	090-2021002897	111	0	P 599,400.00	CONSOLIDATED HDMF	Unoccupied-Lot
4	858202002060005	Lot 10 Blk. 14 PROVIDENCE - ILOILO BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Detached	090-2021008721	95	0	P 677,587.50	CONSOLIDATED HDMF	Unoccupied
5	858202002060004	Lot 11 Blk. 14 PROVIDENCE - ILOILO BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Detached	090-2021008722	87	36	P 1,015,740.00	CONSOLIDATED HDMF	Unoccupied
6	858202102240002	Lot 14 Blk. 1 Phase PH1 DECA HOMES PAVIA RESORT RESIDENCES JIBAO-AN PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018000854	80	35.1	P 1,234,800.00	FOR CONSOLIDATION (ABATEMENT)	Occupied
7	858201809250001	Lot 13 Blk. 20 Phase 1 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2021003394	50	55	P 873,115.39	CONSOLIDATED HDMF	Unoccupied
8	858202003100001	Lot 8230-C BILIDAN NEW LUCENA ILOILO REGION 6 (WESTERN VISAYAS) 5005	Lot Only	090-2019010208	1081	0	P 778,320.00	CONSOLIDATED HDMF	Unoccupied-Lot
9	858202006250008	Lot 8230-B BILIDAN NEW LUCENA ILOILO REGION 6 (WESTERN VISAYAS) 5005	Lot Only	090-2021009139	1081	0	P 778,320.00	CONSOLIDATED HDMF	Unoccupied-Lot
10	858202006250012	Lot 6950-A CABILAUAN NEW LUCENA ILOILO REGION 6 (WESTERN VISAYAS) 5005	Lot Only	090-2021009119	1000	0	P 720,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
11	858202006250013	Lot 6950-B CABILAUAN NEW LUCENA ILOILO REGION 6 (WESTERN VISAYAS) 5005	Lot Only	090-2021009153	1000	0	P 720,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
<b>CAPIZ PROVINCE - ROXAS CITY, PONTEVEDRA &amp; IVISAN</b>									
12	858202002060002	Lot 16 Blk. 25 COSTA VERDE SUBD. CAGAY ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Single Attached	097-2021000936	120	51.9	P 1,813,410.00	CONSOLIDATED HDMF	Unoccupied
13	858202002070006	Lot 3925-A-6-J BALJUJUGAN ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021000883	1000	0	P 1,440,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
14	805819083000014	Lot 1-B-3 OLANO SUBDIVISION BANICA ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001574	145	0	P 326,250.00	CONSOLIDATED HDMF	Unoccupied-Lot
15	858202012180001	Lot 933-I-2 BANICA ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001179	250	0	P 562,500.00	CONSOLIDATED HDMF	Unoccupied-Lot
16	858202006250005	Lot 2478-B-3-B BOLO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001181	353	0	P 667,170.00	CONSOLIDATED HDMF	Unoccupied-Lot
17	858202102190001	Lot 2478-B-3-2 OLANO SUBDIVISION BOLO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001388	493	0	P 931,770.00	CONSOLIDATED HDMF	Unoccupied-Lot
18	858201810310004	Lot 2478-B-3-B NON SUBDIVISION BOLO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021000935	352	0	P 665,280.00	CONSOLIDATED HDMF	Unoccupied-Lot
19	805819070300110	Lot 4 Blk. 8 LA FRONTERA SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2022000325	102	0	P 321,300.00	CONSOLIDATED HDMF	Unoccupied-Lot
20	805819070300114	Lot 939-A-3 OLANO SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2022000322	869	0	P 1,955,250.00	CONSOLIDATED HDMF	Unoccupied-Lot
21	805819083000015	Lot 7-B-1-B NON SUBDIVISION MALAG-IT PONTEVEDRA CAPIZ REGION 6 (WESTERN VISAYAS) 5802	Lot Only	089-2021000914	500	0	P 1,260,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
22	858201912110001	Lot 3529-I MALAG-IT PONTEVEDRA CAPIZ REGION 6 (WESTERN VISAYAS) 5802	Lot Only	089-2020000431	1040	0	P 767,520.00	CONSOLIDATED HDMF	Unoccupied-Lot
23	858201911270029	Lot 214-A POBLACION NORTE IVISAN CAPIZ REGION 6 (WESTERN VISAYAS) 5805	Lot Only	089-2021000318	784	0	P 1,905,120.00	CONSOLIDATED HDMF	Unoccupied-Lot
24	858201910230001	Lot 737A4F2 ILAYA-IVISAN IVISAN CAPIZ REGION 6 (WESTERN VISAYAS) 5805	Single Detached	089-2021000320	584	84.84	P 1,797,520.49	CONSOLIDATED HDMF	Occupied
25	858201909300003	Lot 737A4C4 ILAYA-IVISAN IVISAN CAPIZ REGION 6 (WESTERN VISAYAS) 5805	Single Detached	089-2021000319	1000	254	P 2,567,911.50	CONSOLIDATED HDMF	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**