



Home Development Mutual Fund
Zamboanga Housing Business Center
Pag-IBIG Fund Bldg., San Jose Road, Baliwasan, Zamboanga City

INVITATION TO BID

The **Pag-IBIG FUND** (Home Development Mutual Fund) Zamboanga Housing Business Center–Committee on Disposition of Acquired Assets shall conduct a SEALED PUBLIC AUCTION for the sale of Acquired Asset Properties at **PAG-IBIG FUND BLDG., SAN JOSE ROAD, BALIWASAN, ZAMBOANGA CITY.**

Date of registration & submission of offer/s : **October 17 to 21, 2022**
Date of opening of Bid Offer/s : **October 26, 2022**

FOR SECOND PUBLIC AUCTION (With Discount) - Retail

ITEM NO.	Property Number	PROPERTY LOCATION (ZAMBOANGA DEL NORTE)	PROPERTY TYPE	LOT AREA	FLOOR AREA	MINIMUM BID PRICE	TCT Status	Remarks
1	807619081300002	Lot 04 Dicyas, Dipolog City, Zamboanga del Norte	Lot Only	867.00	-	1,404,540.00	Consolidated TCT	
2	807619112900003	Blk 01 Lot 01/02/04 Esperanza Village, Gulayon, Dipolog City, ZDN	Lot Only	895.00	-	4,269,150.00	Consolidated TCT	
3	807619112900004	Lot 2-B-2-B/3 Disud, Sindangan, Zamboanga del Norte	Lot Only	337.00	-	515,610.00	Consolidated TCT	

ITEM NO.	Property Number	PROPERTY LOCATION (ZAMBOANGA DEL SUR)	PROPERTY TYPE	LOT AREA	FLOOR AREA	MINIMUM BID PRICE	TCT Status	Remarks
4	807719062800087	Blk 02 Lot 08 Villa Buenavista Subdivision, Buenavista, Pagadian City	Duplex	100.00	24.00	447,300.00	TCT For Consolidation	Unoccupied
5	807719062800083	Blk 04 Lot 06 Villa Buenavista Subdivision, Buenavista, Pagadian City	Duplex	100.00	24.00	420,444.00	TCT For Consolidation	Unoccupied
6	807719062800056	Blk 04 Lot 32 Villa Buenavista Subdivision, Buenavista, Pagadian City	Duplex	100.00	24.00	384,048.00	TCT For Consolidation	Unoccupied
7	877201907220014	Blk 05 Lot 08 Villa Buenavista Subdivision, Buenavista, Pagadian City	Single Attached	100.00	39.50	602,370.00	TCT For Consolidation	Occupied
8	807719062800072	Blk 05 Lot 19 Villa Buenavista Subdivision, Buenavista, Pagadian City	Single Attached	100.00	42.00	840,933.00	TCT For Consolidation	Unoccupied
9	807718112100160	Lot 288-A-5-C, Dao, Pagadian City	Single Detached	250.00	47.60	999,090.00	Consolidated TCT	Unoccupied
10	807718112100145	Lot 292-C-3-I-5 Mahayahay Subdivision, Dao, Pagadian City	Lot Only	234.00	-	315,900.00	Consolidated TCT	
11	807718112100107	Lot 292-C-3-G-1 Mahayahay Subdivision, Dao, Pagadian City	Lot Only	250.00	-	337,500.00	Consolidated TCT	
12	807719012200052	Lot 1-A & 1-B Mahayahay Subdivision, Dao, Pagadian City	Single Detached	345.00	54.00	1,038,256.20	Consolidated TCT	Occupied
13	807719012200063	Lot 9-F & 9-E Mahayahay Subdivision, Dao, Pagadian City	Lot Only	300.00	-	378,000.00	Consolidated TCT	
14	807718112100065	Lot 291-D-3-B-4-E Mahayahay Subdivision, Dao, Pagadian City	Lot Only	150.00	-	202,500.00	Consolidated TCT	
15	807718112100109	Lot 291-D-3-B-8-H-1 & 2 Mahayahay Subdivision, Dao, Pagadian City	Lot Only	357.00	-	481,950.00	Consolidated TCT	
16	807719012200072	Lot 261-C-6-B & C Olario Subdivision, Dao, Pagadian City	Lot Only	300.00	-	297,000.00	Consolidated TCT	
17	807718112100029	Blk 02 Lot 11 Yongco Executive Village Subdivision, Kawit, Pagadian City	Single Detached	145.00	79.65	1,342,909.80	TCT For Consolidation	Unoccupied
18	807719012200047	Blk 06 Lot 02 Yongco Executive Village Subdivision, Kawit, Pagadian City	Single Detached	150.00	39.00	697,275.00	TCT For Consolidation	Occupied
19	807719012200004	Blk 06 Lot 03 Yongco Executive Village Subdivision, Kawit, Pagadian City	Single Detached	150.00	79.47	1,161,810.00	TCT For Consolidation	Occupied
20	807719012200005	Blk 06 Lot 04 Yongco Executive Village Subdivision, Kawit, Pagadian City	Single Detached	150.00	79.47	1,161,810.00	TCT For Consolidation	Occupied
21	807719012200006	Blk 06 Lot 05 Yongco Executive Village Subdivision, Kawit, Pagadian City	Single Detached	150.00	79.47	1,161,810.00	TCT For Consolidation	Occupied
22	807719012200014	Blk 06 Lot 12 Yongco Executive Village Subdivision, Kawit, Pagadian City	Single Detached	150.00	79.47	1,215,864.00	TCT For Consolidation	Occupied
23	877201910010022	Lot 2-AA Brentwood Homes Subdivision, Kagawasan, Pagadian City	Single Detached	119.00	36.00	629,820.00	TCT For Consolidation	Occupied
24	877201910010024	Lot 2-MM Brentwood Homes Subdivision, Kagawasan, Pagadian City	Single Detached	100.00	36.00	702,360.00	TCT For Consolidation	Unoccupied
25	807719073100004	Blk 03 Lot 12 Kagawasan Village II Subdivision, Kagawasan, Pagadian City	Single Detached	171.00	36.66	907,110.00	TCT For Consolidation	Unoccupied
26	807718112100121	Blk 03 Lot 18 Vettalea Highland Homes I Subdivision, Manga, Pagadian City	Single Detached	150.00	44.50	805,037.40	Consolidated TCT	Unoccupied
27	807718112100131	Blk 04 Lot 15 Vettalea Highland Homes I Subdivision, Manga, Pagadian City	Single Detached	150.00	44.50	814,693.50	Consolidated TCT	Unoccupied
28	807719050600023	Blk 12 Lot 17 Vettalea Highland Homes I Subdivision, Manga, Pagadian City	Single Detached	150.00	42.35	886,624.20	TCT For Consolidation	Unoccupied
29	807718112100130	Blk 12 Lot 25 Vettalea Highland Homes I Subdivision, Manga, Pagadian City	Single Detached	130.00	44.60	991,260.00	TCT For Consolidation	Occupied
30	877201909170008	Blk 16 Lot 05 Vettalea Highland Homes I Subdivision, Manga, Pagadian City	Duplex with Eaves	100.00	30.10	607,410.00	TCT For Consolidation	Occupied
31	877201909170012	Blk 07 Lot 06 Vettalea Highland Homes II Subdivision, Manga, Pagadian City	Single Detached	150.00	49.62	1,138,770.00	TCT For Consolidation	Occupied
32	877201910010067	Blk 10 Lot 08 Vettalea Highland Homes II Subdivision, Manga, Pagadian City	Single Detached	150.00	35.50	719,820.00	TCT For Consolidation	Unoccupied
33	807719012200102	Blk 11 Lot 14 Vettalea Highland Homes II Subdivision, Manga, Pagadian City	Duplex with Eaves	80.00	27.90	498,150.00	TCT For Consolidation	Occupied
34	877201909170007	Blk 13 Lot 04 Vettalea Highland Homes II Subdivision, Manga, Pagadian City	Single Detached	200.00	43.62	1,064,340.00	TCT For Consolidation	Occupied
35	807719012200103	Blk 02 Lot 07 Vettalea Highland Homes III Subdivision, Manga, Pagadian City	Single Detached	120.00	37.50	809,640.00	TCT For Consolidation	Occupied
36	807719050600027	Blk 05 Lot 21 Vettalea Highland Homes III Subdivision, Manga, Pagadian City	Row House	62.00	27.50	492,750.00	TCT For Consolidation	Occupied
37	877201910010048	Blk 11 Lot 05 Vettalea Highland Homes III Subdivision, Manga, Pagadian City	Single Detached	65.00	27.50	492,750.00	TCT For Consolidation	Occupied
38	807718112100156	Lot 6055-B-9-A Napolan, Pagadian City	Lot Only	1,000.00	-	1,080,000.00	Consolidated TCT	
39	807718112100003	Lot 3-B-2-I-2-E-3 Sto Niño (Poblacion), Tukuran, Zamboanga del Sur	Lot Only	999.00	-	269,730.00	Consolidated TCT	

ITEM NO.	Property Number	PROPERTY LOCATION (ZAMBOANGA SIBUGAY)	PROPERTY TYPE	LOT AREA	FLOOR AREA	MINIMUM BID PRICE	TCT Status	Remarks
40	807719050600025	Blk 06 Lot 11 Grand Melan Subdivision, Guituan, Ipil, Zamboanga Sibugay	Quadruplex	100.00	37.75	702,720.00	TCT For Consolidation	Occupied
41	807719050600021	Blk 15 Lot 11 NESORICOM Village, Magdaup, Ipil, Zamboanga Sibugay	Single Attached	120.00	70.00	1,147,230.00	TCT For Consolidation	Occupied
42	807719050600033	Blk 15 Lot 13 NESORICOM Village, Magdaup, Ipil, Zamboanga Sibugay	Single Attached	120.00	70.00	1,379,340.00	TCT For Consolidation	Occupied
43	807718112100167	Blk 16 Lot 32 NESORICOM Village, Magdaup, Ipil, Zamboanga Sibugay	Single Detached	120.00	50.50	490,059.00	Consolidated TCT	Unoccupied
44	807719062800017	Blk 19 Lot 30 NESORICOM Village, Magdaup, Ipil, Zamboanga Sibugay	Single Attached	120.00	48.50	603,810.00	TCT For Consolidation	Occupied
45	877201910030024	Blk 02 Lot 12 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Row House	80.00	30.00	650,970.00	TCT For Consolidation	Unoccupied
46	877201910010017	Blk 02 Lot 17 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Single Detached	76.00	30.00	690,210.00	TCT For Consolidation	Occupied
47	877201910010001	Blk 02 Lot 04 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Single Detached	80.00	30.00	862,650.00	TCT For Consolidation	Occupied
48	877201908270003	Blk 03 Lot 05 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Single Detached	86.00	30.00	693,180.00	TCT For Consolidation	Unoccupied
49	877201908270014	Blk 04 Lot 04 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Single Detached	80.00	30.00	676,350.00	TCT For Consolidation	Unoccupied
50	877201910010015	Blk 04 Lot 08 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Single Detached	80.00	30.00	645,727.50	TCT For Consolidation	Unoccupied
51	877201908270009	Blk 05 Lot 06 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Single Detached	80.00	30.00	645,727.50	TCT For Consolidation	Unoccupied
52	877201910010012	Blk 05 Lot 14 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Single Detached	80.00	30.00	555,840.00	TCT For Consolidation	Unoccupied
53	877201908270006	Blk 07 Lot 08 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Single Detached	80.00	30.00	676,350.00	TCT For Consolidation	Occupied
54	877201910010013	Blk 07 Lot 12 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Single Detached	80.00	30.00	658,530.00	TCT For Consolidation	Occupied
55	877201909170010	Blk 08 Lot 14 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Single Detached	80.00	30.00	581,355.00	TCT For Consolidation	Unoccupied
56	877201910010026	Blk 08 Lot 16 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Single Detached	80.00	30.00	657,540.00	TCT For Consolidation	Occupied
57	877201907220015	Blk 08 Lot 18 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Single Detached	80.00	30.00	538,920.00	TCT For Consolidation	Occupied
58	877201908270008	Blk 09 Lot 21 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Single Detached	80.00	30.00	654,750.00	TCT For Consolidation	Unoccupied
59	877201909170006	Blk 10 Lot 17 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Single Detached	80.00	30.00	642,420.00	TCT For Consolidation	Unoccupied
60	8772019062800074	Blk 12 Lot 04 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Single Detached	80.00	30.00	603,747.00	TCT For Consolidation	Unoccupied
61	807719062800026	Blk 14 Lot 03 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Duplex	80.00	25.00	408,123.00	TCT For Consolidation	Unoccupied
62	807719062800033	Blk 14 Lot 13 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Duplex	80.00	25.00	404,848.00	TCT For Consolidation	Unoccupied
63	807719062800032	Blk 14 Lot 23 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Duplex	80.00	25.00	374,688.00	TCT For Consolidation	Unoccupied
64	807719073100015	Blk 15 Lot 05 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Duplex	60.00	25.00	368,442.00	TCT For Consolidation	Unoccupied
65	807719062800096	Blk 15 Lot 06 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Duplex	60.00	25.00	408,780.00	TCT For Consolidation	Unoccupied
66	807719050600030	Blk 15 Lot 07 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Single Attached	80.00	25.00	479,377.80	TCT For Consolidation	Unoccupied
67	807719062800029	Blk 16 Lot 06 Top Mars (Phase 4) Subdivision, Pangil, Ipil, Zamboanga Sibugay	Single Attached	60.00	25.00	550,050.30	TCT For Consolidation	Unoccupied
68	877201910310004	Blk 02 Lot 11 Immanuel Subd. II, Veterans Village, Ipil, Zamboanga Sibugay	Lot Only	200.00	-	450,000.00	TCT For Consolidation	
69	807718112100235	Blk 08 Lot 14 Immanuel Subd. II, Veterans Village, Ipil, Zamboanga Sibugay	Single Detached	160.00	58.10	1,458,090.00	TCT For Consolidation	Occupied
70	807718112100234	Blk 08 Lot 16 Immanuel Subd. II, Veterans Village, Ipil, Zamboanga Sibugay	Single Detached	160.00	56.60	1,458,090.00	TCT For Consolidation	Occupied
71	807719050600034	Blk 01 Lot 25 Immanuel Subd. I, Upper Pangil, Ipil, Zamboanga Sibugay	Single Detached	80.00	30.00	559,440.00	TCT For Consolidation	Occupied
72	807719062800093	Blk 01 Lot 30 Immanuel Subd. I, Upper Pangil, Ipil, Zamboanga Sibugay	Single Detached	80.00	30.00	541,350.00	TCT For Consolidation	Occupied

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 or may download the form at <https://www.pagibigfund.gov.ph>.

- ✓ Dipolog Branch, FSA II Building, Quezon Ave., Miputak, Dipolog City 7100
- ✓ Ipil Members Services Office, GF Avery Arcade, Sanito, Ipil, Zamboanga Sibugay 7001
- ✓ Pagadian Members Services Branch, 2F Trace Arcade Bldg., Pajares Ave., Pagadian City 7016
- ✓ Zamboanga Housing Business Center, Pag-IBIG FUND, Baliwasan, Zamboanga City 7000

- 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 <https://www.pagibigfund.gov.ph/acquiredassets>.
- Discounts are not applicable during **First Public Auction**.

Additional discounts shall be given to winning bidders (**For Second Public Auction**) depending on their chosen mode of purchase, as follows:

MODE OF PAYMENT	Additional Discount
Cash	20%
Short Term Installment	10%
Long Term Installment	0%

- 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 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 offices, 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 **October 17, 2022** until **October 21, 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 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 offers shall be on (**October 26, 2022 at 09:00 AM**) at **Zamboanga Housing Business Center, Pag-IBIG FUND Bldg., San Jose Road, Baliwasan, Zamboanga City 7000**.
- 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:
 - Cash
 - Short-Term Installment
 - Long-Term Installment
- 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.
- 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.
- 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
- 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.
- 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.
- Payment of the remaining ninety-five percent (95%) bid offer balance may either be thru any of the following modes:
 - 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).
 - 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.
 - 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:
 - 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;
 - The amount shall be the bidder's bid offer, net of 5% down payment;
 - 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;
 - 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).
 - 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.
 - 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.
- 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.
- 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.
- Interested parties may visit the Acquired Assets Section, Loans Management and Recovery Division, **Western Mindanao Housing Business Center** and contact **Benjan C. Araño** or **Glendalin S. Cempron** at Tel. no/s. **0947-4881690/0995-5469504**. You may also email your inquiries for further details at zamboangalmrd.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.

(SGD.) ENGR. NOLI D. ARMADA

OIC - Home Lending Operations
Visayas and Mindanao Group - Chairman
Committee on Disposition of Acquired Assets