



San Fernando Housing HUB
Loans Management & Recovery Department
Maimpis, City of San Fernando, Pampanga

INVITATION TO BID

October 17, 2017

The Pag-IBIG Fund Committee on Disposition of Acquired Assets shall conduct sealed public auctions for the sale of Acquired Assets:

NO.	DATE	PROPERTY LOCATION	VENUE
12 TH	November 14, 2017	TARLAC	JOLLIBEE TARLAC – LUISITA MCARTHUR HIGHWAY SAN MIGUEL TARLAC
13 TH	November 15, 2017	PAMPANGA	JOLLIBEE MAIMPIS SAN FERNANDO PAMPANGA
14 TH	November 16, 2017	BATAAN	JOLLIBEE GROUND FLOOR CENTER PLAZA MALL POBLACION BALANGA CITY BATAAN
15 TH	November 17, 2017	ZAMBALES	PAG-IBIG FUND SUBIC MSB 2 ND FLR FORMOSA TOWER MANILA AVE CBD AREA SUBIC BAY FREEPORT ZONE
16 TH	November 20, 2017	BULACAN	JOLLIBEE MALHACAN BRANCH MALHACAN ROAD MALHACAN MEYCAUAYAN BULACAN
17 TH	November 21, 2017	NUEVA ECIJA	JOLLIBEE MEGA CENTER GEN. TINIO CABANATUAN CITY NUEVA ECIJA

GENERAL GUIDELINES

- Interested parties are required to secure copies of: (a) **INSTRUCTION TO BIDDERS** (HQP-AAF-104) and (b) **OFFER TO BID** (HQP-AAF-103) from the office of the **Acquired Assets Division at 2nd Floor Room 9, Suburbia Commercial Center, Maimpis, City of San Fernando, Pampanga** or may download the forms at www.pagibigfund.gov.ph (link Disposition of Acquired Assets for Public Auction).
- Properties shall be sold on an “**AS IS, WHERE IS**” basis.
- All interested buyers are encouraged **to inspect** the said property/ies before tendering their offer/s. The list of the properties may be viewed at www.pagibigfund.gov.ph/aa/aa.aspx (Other properties for sale-Disposition of Acquired Assets for Public Auction).
- Bidders are also encouraged to visit our website, 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.
- Sealed proposals shall be received by the **Committee on Disposition of Acquired Assets’ Secretariat at the respective venues** starting **9:00 AM** but not later than **12:00 NN** on the **scheduled date**; the said proposals shall

be opened immediately in the presence of the committee and attending bidders. Bidders are advised to submit their proposals **only on the scheduled date of batch**. No proposals shall be accepted by the committee earlier or later than the scheduled date.

6. The Bid Offer **shall not be lower** than the minimum bid set by the Fund.
7. Each bid proposal shall be accompanied by a **BIDDER'S BOND** in **CASH** or **MANAGER'S CHECK** issued by any commercial bank, payable to Pag-IBIG FUND for an amount equivalent to **10% of the BID PRICE**. It shall likewise serve as the down payment of the winning bidder.
8. Payment of the remaining ninety percent (90%) bid offer balance may either be thru any of the following modes:
 - a. **Cash** – on which the approved purchase price shall be paid not later than thirty (30) calendar days from date of receipt of Notice of Award (NOA).
 - b. **Installment basis** – on which payment shall be in equal monthly installment inclusive of interest and provided the chosen payment term shall not exceed twelve (12) months.
 - c. **Pag-IBIG Housing Loan** – 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. Loan approval and term shall be subject to eligibility requirements stipulated under the Pag-IBIG End-User Home Financing Program guidelines;
 2. The loan amount shall be the bidder's bid offer, net of the 10% downpayment;
 3. In case the housing loan application has been disapproved, the 10% bidder's bond shall be forfeited in favor of the Fund.
 4. The buyer shall be required to file his Pag-IBIG housing loan application and pay the following incidental expenses within thirty (30) calendar days from receipt of the **Notice of Approval of Sale**:
 - a. Processing fee of Three Thousand Pesos (P3,000.00) shall be paid upon submission of complete requirements;
 - b. Equity, if applicable;
 - c. One year advance insurance premiums (sales redemption insurance as well as fire and allied peril insurance);
 5. In case the Bid Offer, net of the ten percent (10%) bid bond and additional discount, is still higher than the appraisal value of the property, the amount in excess of the appraisal value shall be treated as **equity**. It shall be paid by the buyer within thirty (30) calendar days upon receipt of Notice of Loan Approval.
 6. **Original Borrowers** who wish to participate on the Sealed Public Auction shall not be allowed to bid thru **Housing Loan** availment. They may only bid thru **Cash** or **Installment Basis**.
9. The Bidders shall be present at the opening of bids. Bidders may designate their Authorized Representatives, provided they shall issue the following

documents:

- a. Authorization for individual-bidder (may be downloaded at www.pagibigfund.gov.ph/aa/aa.aspx)
- b. Secretary's Certificate for company-bidder

10. The Opening of Bids shall commence from **1:00 PM** until completion.
11. The bidder who offers the highest bid shall be declared as the winner.
12. In case of a tied highest bid, it shall be resolved by applying the following order of preference:
 - a. Cash Offer (*Mode of Payment*);
 - b. Time of Submission of the bid.

If there is still a tie, it shall be resolved immediately by an open bidding between/among the tied highest bidders.

13. The non-winning bidders' respective bid bonds shall be returned to them immediately together with an Acknowledgment Receipt once a winning bidder has been declared.
14. 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 10% bidder's bond shall be forfeited in favor of the Fund.
15. Interested parties may visit the **ACQUIRED ASSETS DIVISION** or contact **MS. ROSALINDA E. LA PUEBLA** or **MS. MARICEL T. DAVID** at tel. nos; **GLOBE 0956-826-8634**, **SMART 0939-163-2215** and **SUN 0933-334-1201**. You may also email your inquiries for further details at snfernandolmrd.aad@pagibigfund.gov.ph.

VISIT THE PAG-IBIG FUND WEBSITE @ www.pagibigfund.gov.ph FOR THE LIST OF PROPERTIES FOR PUBLIC AUCTION

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. JOSEPH P. QUIBOLOY

OIC - Home Lending Operations – Luzon Group
Chairman, Committee on Disposition of Acquired Assets - Luzon Group

**Pag-IBIG Fund
San Fernando Housing HUB**

LIST OF ACQUIRED ASSETS FOR PUBLIC AUCTION - WITHOUT DISCOUNT

ITEM NO	PROPERTY NUMBER	PROPERTY LOCATION						TYPE	TCT	LOT AREA	FLOOR AREA	APPRAISAL VALUE	MINIMUM BID	APPRAISAL DATE	REMARKS
		BLOCK NO	LOT NO	SUBDIVISION NAME	BARANGAY	CITY/MUNICIPALITY	PROVINCE								
BATAAN															
1	8018208317	8	12	ST ROSE HOMES II	CAMACHO	BALANGA CITY	BATAAN	LOT ONLY	T-271340	138.00		563,040.00	563,040.00	08/10/2016	UNOCCUPIED
2	8018172112	3	32	SIOSONVILLE SUBDIVISION	MUNTING BATANGAS	BALANGA CITY	BATAAN	LOT ONLY	T-236560	75.00	0.00	247,500.00	247,500.00	02/11/2016	UNOCCUPIED
3	8018173910	5	8	SIOSONVILLE SUBDIVISION	MUNTING BATANGAS	BALANGA CITY	BATAAN	LOT ONLY	T-236591	120.00	0.00	396,000.00	396,000.00	02/11/2016	UNOCCUPIED
4	8018173812	6	15	SIOSONVILLE SUBDIVISION	MUNTING BATANGAS	BALANGA CITY	BATAAN	LOT ONLY	T-236610	120.00	0.00	396,000.00	396,000.00	02/11/2016	UNOCCUPIED
5	8018172210	5	9	SIOSONVILLE SUBDIVISION	MUNTING BATANGAS	BALANGA CITY	BATAAN	LOT ONLY	T-236592	120.00	0.00	396,000.00	396,000.00	02/11/2016	UNOCCUPIED
6	8018216419	3	5	SIOSONVILLE SUBDIVISION	MUNTING BATANGAS	BALANGA CITY	BATAAN	LOT ONLY	T-251185	120.00		396,000.00	396,000.00	02/11/2016	UNOCCUPIED
7	8018215013	6	16	SIOSONVILLE SUBDIVISION	MUNTING BATANGAS	BALANGA CITY	BATAAN	LOT ONLY	T-236611	120.00		396,000.00	396,000.00	02/11/2016	UNOCCUPIED
8	8018180516	3	35	SIOSONVILLE SUBDIVISION	MUNTING BATANGAS	BALANGA CITY	BATAAN	LOT ONLY	T-236563	72.00	0.00	237,600.00	237,600.00	02/11/2016	UNOCCUPIED
9	8018180213	3	2	SIOSONVILLE SUBDIVISION	MUNTING BATANGAS	BALANGA CITY	BATAAN	LOT ONLY	T-251182	120.00	0.00	396,000.00	396,000.00	02/11/2016	UNOCCUPIED
10	8018179819	6	12	SIOSONVILLE SUBDIVISION	MUNTING BATANGAS	BALANGA CITY	BATAAN	LOT ONLY	T-236607	60.00	0.00	396,000.00	396,000.00	02/11/2016	UNOCCUPIED
11	8018179711	6	3	SIOSONVILLE SUBDIVISION	MUNTING BATANGAS	BALANGA CITY	BATAAN	LOT ONLY	T-252379	120.00	0.00	396,000.00	396,000.00	02/11/2016	UNOCCUPIED
12	8018185519		3	SIOSONVILLE SUBDIVISION	MUNTING BATANGAS	BALANGA CITY	BATAAN	LOT ONLY	T-251183	120.00		396,000.00	396,000.00	02/11/2016	UNOCCUPIED
13	8018203912	4	2	SIOSONVILLE SUBDIVISION	MUNTING BATANGAS	BALANGA CITY	BATAAN	LOT ONLY	038-2016006629	120.00		396,000.00	396,000.00	02/11/2016	UNOCCUPIED
14	8018216419	3	5	SIOSONVILLE SUBDIVISION	MUNTING BATANGAS	BALANGA CITY	BATAAN	LOT ONLY	T-251185	120.00		396,000.00	396,000.00	02/11/2016	UNOCCUPIED
15	8018215013	6	16	SIOSONVILLE SUBDIVISION	MUNTING BATANGAS	BALANGA CITY	BATAAN	LOT ONLY	T-236611	120.00		396,000.00	396,000.00	02/11/2016	UNOCCUPIED
16	8018210216	1	14	ST ROSE HOMES I	TALISAY	BALANGA CITY	BATAAN	LOT ONLY	T-259683	100.00		408,000.00	408,000.00	04/06/2017	UNOCCUPIED
17	8018217218	1	17	LINCOLN HEIGHTS PH 3	SAN PABLO	DINALUPIHAN	BATAAN	H & L	038-2012004245	60.00	48.51	1,247,100.00	1,247,100.00	07/13/2016	UNOCCUPIED
18	8018215111	6	39	LINCOLN HEIGHTS PH 1	SAN PABLO	DINALUPIHAN	BATAAN	H & L	038-2010003300	72.00	59.16	1,612,700.00	1,612,700.00	10/28/2016	UNOCCUPIED
19	8018215610	3	22	LINCOLN HEIGHTS PH 3	SAN PABLO	DINALUPIHAN	BATAAN	H & L	038-2012004321	158.00	48.51	1,681,900.00	1,681,900.00	10/28/2016	UNOCCUPIED
20	8018217717	7	12	LINCOLN HEIGHTS PH 2	SAN PABLO	DINALUPIHAN	BATAAN	H & L	038-2010003315	144.00	82.65	2,338,700.00	2,338,700.00	07/13/2016	UNOCCUPIED
21	8018201110	5	18	RESIDENCIA HERMOSA	MANDAMA	HERMOSA	BATAAN	H & L	038-2010004763	40.00	38.70	806,900.00	806,900.00	03/14/2016	OCCUPIED
22	8018217815	8	20	RESIDENCIA HERMOSA	MANDAMA	HERMOSA	BATAAN	H & L	038-2010004877	40.00	38.00	1,032,300.00	1,032,300.00	10/21/2016	UNOCCUPIED
23	8018217414	7	22	RESIDENCIA HERMOSA	MANDAMA	HERMOSA	BATAAN	H & L	038-2010004831	40.00	38.70	856,600.00	856,600.00	01/10/2017	UNOCCUPIED
24	8018211113	11	34	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	H & L	038-2013002204	71.00	52.80	1,189,900.00	1,189,900.00	10/21/2016	UNOCCUPIED
25	8018210813	8	48	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	H & L	038-2010004905	63.00	52.80	1,057,200.00	1,057,200.00	08/24/2016	UNOCCUPIED
26	8018217511	11	27	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	H & L	038-2013002197	40.00	38.70	831,800.00	831,800.00	01/10/2017	UNOCCUPIED
27	8018217316	7	14	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	H & L	038-2010004823	40.00	38.70	831,800.00	831,800.00	01/10/2017	UNOCCUPIED
28	8018217619	11	5	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	H & L	038-2013002175	40.00	38.70	831,800.00	831,800.00	01/10/2017	UNOCCUPIED
29	8018214713	11	2	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	H & L	038-2013002172	71.00	52.80	1,189,900.00	1,189,900.00	08/03/2016	UNOCCUPIED
30	8018214919	8	13	CAMAYA HILLS RESIDENCES	CAMAYA	MARIVELES	BATAAN	H & L	038-2012005539	40.50	25.52	571,750.00	571,750.00	08/03/2016	OCCUPIED
31	8018206719	8	11	CAMAYA HILLS RESIDENCES	CAMAYA	MARIVELES	BATAAN	H & L	038-2012005537	40.50	25.52	571,750.00	571,750.00	06/03/2016	OCCUPIED
32	8018217913	10	7	CAMAYA HILLS RESIDENCES	CAMAYA	MARIVELES	BATAAN	H & L	038-2014002214	45.00	30.00	793,600.00	793,600.00	08/03/2016	OCCUPIED
33	8018218016	14	2	CAMAYA HILLS RESIDENCES	CAMAYA	MARIVELES	BATAAN	H & L	038-2012005657	57.00	58.00	1,489,000.00	1,489,000.00	08/03/2016	UNOCCUPIED
34	8018183217	6	44	STA MONICA HOMES	WISWIS/CAMAYA	MARIVELES	BATAAN	H & L	038-2013005318	50.00	88.00	911,700.00	911,700.00	03/01/2016	OCCUPIED
35	8018183315	6	45	STA MONICA HOMES	WISWIS/CAMAYA	MARIVELES	BATAAN	LOT ONLY	038-2013005319	50.00	0.00	150,000.00	150,000.00	03/01/2016	OCCUPIED
36	8018183413	6	46	STA MONICA HOMES	WISWIS/CAMAYA	MARIVELES	BATAAN	LOT ONLY	038-2013005320	50.00	0.00	150,000.00	150,000.00	03/01/2016	OCCUPIED
37	8018206014	2	11	ROYAL LAND SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-254058	89.00				10/21/2016	UNOCCUPIED
38	8018206112	2	12	ROYAL LAND SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-254059	90.00		628,290.00	628,290.00	10/21/2016	UNOCCUPIED
39	8018206915	3	24	ROYAL LAND SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-254083	115.00		403,650.00	403,650.00	08/03/2016	OCCUPIED
40	8018218114		443-B-2-A		A. RICARDO	BAGAC	BATAAN	LOT ONLY	038-2016006732	517.00		775,500.00	775,500.00	12/05/2016	UNOCCUPIED