



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								
ZAMBALES															
1	8018212019	7	5	CAPITOL PARK HOMES	DIRITA	IBA	ZAMBALES	H & L	T-66457	121.00	45.00	1,149,300.00	1,149,300.00	11/24/2016	UNOCCUPIED
2	8018214116	10	06	CAPITOL PARK HOMES	DIRITA	IBA	ZAMBALES	LOT ONLY	T-66537	138.00		510,600.00	510,600.00	08/12/2016	UNOCCUPIED
3	8018213915	9	27	CAPITOL PARK HOMES	DIRITA	IBA	ZAMBALES	H & L	T-66525	120.00	36.00	999,100.00	999,100.00	11/24/2016	UNOCCUPIED
4	8018205412	5	29	FIESTA COMMUNITIES	NEW CABALAN	OLONGAPO CITY	ZAMBALES	H & L	T-15169	50.00	31.20	543,550.00	543,550.00	07/13/2016	OCCUPIED\CLOSED
5	8018211916	5	23	FIESTA COMMUNITIES	NEW CABALAN	OLONGAPO CITY	ZAMBALES	H & L	T-15163	50.00	37.40	712,950.00	712,950.00	01/13/2017	OCCUPIED
6	8018215718	8	9	FIESTA COMMUNITIES	NEW CABALAN	OLONGAPO CITY	ZAMBALES	H & L	T-15239	72.00	31.50	859,000.00	859,000.00	07/13/2016	UNOCCUPIED
7	8018208914	1	5	VILLA MARINA	WEST DIRITA	SAN ANTONIO	ZAMBALES	H & L	044-2012001899	120.00	33.00	1,137,900.00	1,137,900.00	01/18/2017	UNOCCUPIED
8	8018207616	1	3	CREEK SIDE RESIDENCE	MANGAN-VACA	SUBIC	ZAMBALES	H & L	044-2011000045	40.00	24.48	331,805.00	331,805.00	01/13/2017	UNOCCUPIED
9	8018206210	3	7-A	SUSANA EXECUTIVE VILLAGE	MANGAN-VACA	SUBIC	ZAMBALES	H & L	044-2010000275	62.00	46.00	1,248,100.00	1,248,100.00	11/24/2016	UNOCCUPIED
10	8018209018	1	34-A	SUSANA EXECUTIVE VILLAGE	MANGAN-VACA	SUBIC	ZAMBALES	LOT ONLY	044-2010000423	62.00		1,651,300.00	1,651,300.00	07/13/2016	UNOCCUPIED
11	8018209116	1	34-B	SUSANA EXECUTIVE VILLAGE	MANGAN-VACA	SUBIC	ZAMBALES	H & L	044-2010000424	57.00	46.00			07/13/2016	UNOCCUPIED
12	8018211319	4	6	SUSANA EXECUTIVE VILLAGE	MANGAN-VACA	SUBIC	ZAMBALES	LOT ONLY	T-68641	154.00		3,248,500.00	3,248,500.00	07/13/2016	UNOCCUPIED
13	8018211417	4	7	SUSANA EXECUTIVE VILLAGE	MANGAN-VACA	SUBIC	ZAMBALES	H & L	T-68642	154.00	67.90			07/13/2016	UNOCCUPIED
14	8018214410	9	36	FIESTA COMMUNITIES - SUBIC	MANGAN-VACA	SUBIC	ZAMBALES	H & L	044-2015001332	66.00	55.00	1,433,220.00	1,433,220.00	01/13/2017	UNOCCUPIED
15	8018214517	9	19	FIESTA COMMUNITIES - SUBIC	MANGAN-VACA	SUBIC	ZAMBALES	H & L	044-2015001315	42.00	38.00	934,140.00	934,140.00	01/13/2017	UNOCCUPIED
16	8018214615	6	13	FIESTA COMMUNITIES - SUBIC	MANGAN-VACA	SUBIC	ZAMBALES	H & L	044-2015001192	42.00	38.00	934,140.00	934,140.00	01/13/2017	UNOCCUPIED
17	8018217012		7-H	CASA MIA 2	MANGAN-VACA	SUBIC	ZAMBALES	H & L	T-75667	143.00	75.00	2,808,760.00	2,808,760.00	01/13/2017	UNOCCUPIED
18	8018217110	3	11-B	SUSANA EXECUTIVE VILLAGE	MANGAN-VACA	SUBIC	ZAMBALES	H & L	044-2010000357	61.00	46.00	1,242,100.00	1,242,100.00	01/13/2017	UNOCCUPIED