



HQP-AAF-075

NCR-Acquired Assets Management Group
 7th Floor JELP Business Solutions Center
 409 Shaw Blvd. Brgy. Addition Hills, Mandaluyong City

INVITATION TO SUBMIT PROJECT PROPOSALS

September 16, 2022

The Pag-IBIG Fund hereby invites interested project proponents to submit proposals for the disposal of acquired assets under the following projects as described below:

Project Name	Address	No. of Account	Total Appraisal Value
AREZZO PLACE PHASE 1 (BLDG. 2,5,8,9,14,17,19)	PINAGBUHATAN, PASIG CITY, NCR, SECOND DISTRICT	12	29,187,100.00
BELMONT PARC VILLAGE	CAY POMBO, SANTA MARIA, BULACAN	28	19,926,053.20
CARISSA HOMES TANZA-BAGTAS	BAGTAS, TANZA, CAVITE	22	7,421,861.44
CASA AMAYA/SOUTH	AMAYA I, TANZA, CAVITE	24	27,394,490.00
CASTILLON HOMES	PASONG KAWAYAN II, GENERAL TRIAS, CAVITE	22	9,894,000.00
CELESTINE HOMES	MARINIG, CABUYAO, LAGUNA	11	7,014,600.00
CIUDAD ADELINA	CONCHU (LAGUNDIAN), TRECE MARTIRES CITY, CAVITE	13	8,520,460.80
CIUDAD NUEVO	SABANG, NAIC/TIMALAN BALSAHAN/TIMALAN CONCEPCION, CAVITE	75	33,723,378.60
DECA HOMES	LOMA DE GATO, MARILAO, BULACAN	99	76,080,385.00
EAST BELLEVUE RESIDENCES	SAN ISIDRO, RODRIGUEZ (MONTALBAN), RIZAL	21	12,017,800.00
EL PUEBLO I/CONDO PH 1,2,3,4	BAGBAG, QUEZON CITY, NCR, SECOND DISTRICT	16	20,519,000.00
EXTRA ORDINARY HOMES/EXECUTIVE SERIES	MAMATID, CABUYAO, LAGUNA	66	23,917,108.00
FINI HOMES	MARULAS, VALENZUELA CITY, NCR, THIRD DISTRICT	18	50,722,500.00
FORTUNE STAR CITY CONDOMINIUM	BARANGAY 172, KALOOKAN CITY, NCR, THIRD DISTRICT	5	4,795,000.00
FOUNTAIN BREEZE CONDOMINIUM	SAN ISIDRO, PARAÑAQUE CITY, NCR, FOURTH DISTRICT	11	21,569,200.00
GENTREE VILLAS	PASONG KAWAYAN I, GENERAL TRIAS, CAVITE	21	22,138,000.00
GEORGETOWN RESIDENCES/PHASE 1 (BUILDING B)	MALINTA, VALENZUELA CITY, NCR, THIRD DISTRICT	21	19,032,000.00
GOLDEN CITY STA ROSA/2E/3E (MABUHAY HOMES 2000)	DILA, SANTA ROSA CITY, LAGUNA	28	29,549,400.00
GOLDEN HORIZON COURTYARDS/VILLAS	PEREZ (LUCBANAN), TRECE MARTIRES CITY, CAVITE	16	16,929,700.00
GREEN ESTATE	MALAGASANG I-F/I-G, IMUS, CAVITE	15	13,392,136.00
GREENGATE HOMES/PH 2	MALAGASANG II-A, IMUS, CAVITE	18	14,432,472.00
H DELA COSTA HOMES V	BURGOS, RODRIGUEZ (MONTALBAN), RIZAL	14	5,514,732.00
HARMONY HILLS 1 SUBDIVISION	MUZON, SAN JOSE DEL MONTE CITY, BULACAN	12	7,951,600.00

*subject for adjustment on number of accounts and inventory value

(December 2012)

HARMONY HILLS 2 SUBDIVISION	LOMA DE GATO, MARILAO, BULACAN	57	28,850,422.80
HILLSVIEW ROYALE	TIMALAN BALSAHAN, NAIC, CAVITE	98	47,991,821.00
ISABELLE DE HIDALGO CONDOMINIUM	BARANGAY 393, QUIAPO, NCR, CITY OF MANILA, FIRST DISTRICT	12	46,498,800.00
ISABELLE GARDEN VILLAS/CLUSTER I	MOONWALK, PARAÑAQUE CITY, NCR, FOURTH DISTRICT	10	19,175,100.00
KARLAVILLE PARKHOMES	PEREZ (LUCBANAN), TRECE MARTIRES CITY, CAVITE	12	7,283,900.00
KASSEL RESIDENCE CONDOMINIUM	BARANGAY 177, KALOOKAN CITY, NCR, THIRD DISTRICT	16	22,352,900.00
KASSEL RESIDENCES - PARANAQUE (BLDG 4,5,6 AND 7)	MOONWALK, PARAÑAQUE CITY, NCR, FOURTH DISTRICT	18	38,114,900.00
LA PAZ HOMES II	CABEZAS, TRECE MARTIRES CITY, CAVITE	117	77,561,608.30
LA POBLACION	MUZON, SAN JOSE DEL MONTE CITY, BULACAN	10	5,803,115.00
LAKESIDE NEST SUBD PH1,2,3	BANAYBANAY, CABUYAO, LAGUNA	142	85,014,021.00
LAS PALMAS SUBDIVISION	CAY POMBO, SANTA MARIA, BULACAN	71	54,842,145.36
LUMINA TANZA	BAGTAS, TANZA, CAVITE	12	6,710,171.00
MABUHAY CITY CABUYAO/LUXURY SERIES/EXTENSION/VALUE HOMES	MAMATID, CABUYAO, LAGUNA	428	188,104,141.20
MABUHAY CITY-PALIPARAN/PH2E	PALIPARAN III, DASMARIÑAS, CAVITE	17	9,700,500.00
MABUHAY HOMES 2000/DARANGAN/PANTOK	KALAWAAN, BINANGONAN, RIZAL	39	14,916,288.00
MAHOGANY VILLAS	LOOC, CALAMBA CITY, LAGUNA	15	12,389,424.00
MEDALVA HILLS SUBD/VILLAGE/PH II	SAN ISIDRO, ANGONO, RIZAL	9	14,708,300.00
METRO MANILA HILLS	SAN JOSE, RODRIGUEZ (MONTALBAN), RIZAL	11	8,279,000.00
MOUNTAINVILLE ESTATE	TATALA, BINANGONAN, RIZAL	16	10,418,900.00
PRIMERAROSA RESIDENCES	SANTA TERESITA, SANTO TOMAS, BATANGAS	12	7,886,850.00
SAN BENISSA GARDEN VILLAS	KALIGAYAHAN NOVALICHES, QUEZON CITY, NCR, SECOND DISTRICT	39	59,306,900.00
SATELLITEVILLE-TRECE (SATELLITE)	CONCHU (LAGUNDIAN), TRECE MARTIRES CITY, CAVITE	19	9,663,580.00
SMILE CITI HOMES 1/CONDO ANNEX	KALIGAYAHAN, QUEZON CITY, NCR, SECOND DISTRICT	43	23,088,743.00
SOUTH FAIRWAY HOMES/CLASSIC	LANDAYAN, SAN PEDRO, LAGUNA	52	36,700,000.00
SPAZIO BERNARDO WEST VILLAS	SAUYO BAGBAG, QUEZON CITY, NCR, SECOND DISTRICT	12	16,776,900.00
SPRINGTOWN NORTHGATE 2 SUBDIVISION	BUCAL, TANZA, CAVITE	38	39,008,220.00
ST JOSEPH VILLAGE 7/PH 2	MARINIG, CABUYAO, LAGUNA	27	16,366,309.76
SUNRISE PLACE	TRES CRUSES, TANZA, CAVITE	17	6,785,700.00
THE ISTANA TANZA SUBDIVISION	AMAYA II/BIGA, TANZA, CAVITE	24	30,102,864.00
URBAN DECA HOMES HAMPTON (BUILDING 1 TO 22)	BUHAY NA TUBIG, IMUS, CAVITE	12	20,797,300.00
VALENZUELA VILLE	BIGNAY, VALENZUELA CITY, NCR, THIRD DISTRICT	32	24,205,190.50
VILLA APOLONIA	IBAYO SILANGAN, NAIC, CAVITE	48	21,548,005.70
WEST PLAINS SUBDIVISION/TOWNHOMES	DE OCAMPO, TRECE MARTIRES CITY, CAVITE	9	5,576,372.65
WINTER BREEZE HOMES/PH1/PH2	ALINGARO, GENERAL TRIAS, CAVITE	25	15,031,718.00
Grand Total		2,107	1,513,203,045.31

*subject for adjustment on number of accounts and inventory value

(December 2012)

GENERAL GUIDELINES

1. The project is open to any of the following who intend to enter into an agreement with the Pag-IBIG Fund for the rehabilitation/improvement and sale of the Pag-IBIG Fund's acquired assets:
 - a. Developers
 - b. Contractors
 - c. Employers
 - d. Local Government Units
 - e. Individuals
2. To qualify, the project proponent must meet the following criteria:
 - a. Has legal personality to enter into contract;
 - b. No pending Cease and Desist Order (if applicable);
 - c. Compliant with the nationality and ownership requirements under the Constitution and other applicable laws and issuances;
 - d. Has sufficient funding to finance the improvements of the Real and Other Properties Acquired (ROPA) for two cycles (quarterly) of scheduled deliveries, as evidenced by any of the following:
 - Cash Deposits
 - Bank Guaranty/Stand-by Letter of Credit
 - Bank Credit Line
 - Agreement with Suppliers and/or Contractors
3. Interested project proponents may secure the Checklist of Requirements from **Marketing and Sales Department** located at **7th Floor JELP Business Solutions Center 409 Shaw Blvd. Brgy. Addition Hills, Mandaluyong City** or download at www.pagibigfund.gov.ph.
4. Complete eligibility requirements and technical and financial proposals shall be submitted on or before **4:00 PM** of **October 17, 2022**.
5. All interested project proponents are encouraged to inspect the said properties before submitting their proposals.
6. Please expect to receive phone/cellphone calls and notices relative to the approval/disapproval of proposals. The results will also be posted at the Pag-IBIG Fund Official Website at www.pagibigfund.gov.ph.
7. The winning project proponent shall enter into a Memorandum of Agreement (MOA) with Pag-IBIG Fund providing the terms and conditions of the rehabilitation/improvement and sale of Pag-IBIG Fund's acquired assets based on the Fund's existing policies and guidelines.
8. For inquiries, interested parties may visit our office or coordinate with Ms. Rhodora D. Atil, Ms. Jodee Montealegre, Ms. Paula Bianca Abordo, Mr. Alvin Ambrocio or Ms. Lovely Justine D. Abelilla of the Marketing and Sales Department at telephone no/s (02) 8654-1398 or (02) 8654-9244. You may also email your concerns at masd.is@pagibigfund.gov.ph.

THE Pag-IBIG FUND RESERVES THE RIGHT TO REJECT ANY OR ALL OFFERS FOR MEMORANDUM OF AGREEMENT WITH PROJECT PROPONENT (MOAPP), TO WAIVE ANY DEFECT OR INFIRMITY IN THE SUBMITTED OFFER TO PURCHASE, AND TO ACCEPT SUCH OFFERS AS MAY BE ADVANTAGEOUS TO THE FUND.

(Sgd.) ARLENE R. REYES
Chairperson, Committee on Disposition
of Acquired Assets



CHECKLIST OF REQUIREMENTS FOR ELIGIBILITY

I. From Project Proponent

- Letter of Intent (LOI)
- Pag-IBIG Fund Receipt (PFR) (representing payment of latest membership contribution)
- Company Profile
 - Registration Papers
 - For Corporations/Partnerships:*
 - Articles of Incorporation/Articles of Co-Partnership
 - By-laws
 - Securities and Exchange Commission (SEC) Registration
 - For Sole Proprietorship:*
 - Department of Trade and Industry (DTI) Registration
 - Mayor's Permit
 - Contractor's License, if applicable
 - Resume of Key Officers/Directors/Elected Officials (Housing Board)
 - Resume of Key Technical Staff
 - Notarized Secretary's Certificate of a Board Resolution
 - Latest Audited Financial Statements of one (1) year stamped received by the Bureau of Internal Revenue (BIR)
 - Letter of Authorization for Pag-IBIG Fund to Conduct Verification/Investigation to the following:
 - Bank
 - Supplier
 - Bureau of Internal Revenue (BIR)
 - SEC/DTI
 - Housing and Land Use Regulatory Board (HLURB)
 - Affidavit that no Cease and Desist Order has been issued by HLURB

NOTE: Pag-IBIG Fund reserves the right to request for additional documents to facilitate the evaluation process.



CHECKLIST OF REQUIREMENTS FOR TECHNICAL AND FINANCIAL PROPOSALS

I. TECHNICAL REQUIREMENTS

Rehabilitation Plans

a. Land Development

- Scope of development
- Specifications
- Bill of Materials & Cost Estimates
- Color coded Site Development Plan

b. Building Construction

- Scope of Improvement
- Specifications
- Bill of Materials & Cost Estimates
- Building Plan

Construction/Work Schedule

- Gantt Chart / Timetable to complete (per batch)
 - repair / improvement of units
 - land development servicing the accounts

NOTE: Units must be properly identified per batch.

Marketing Plan

- Marketing or Sales Structure and Strategy
- List of Accredited Brokers

Delivery Schedule

- List of Accounts with Delivery Dates

II. FINANCIAL REQUIREMENTS

Proof of sufficient funding to finance the improvements on the units sufficient for two (2) cycles of rehabilitation/improvement) as evidenced by any of the following:

Cash Deposits

Bank Guaranty/Stand-by Letter of Credit

Bank Credit Line

Agreement with Suppliers and/or Contractors

NOTE: Pag-IBIG Fund reserves the right to request for additional documents to facilitate loan evaluation process.

LETTER OF INTENT

_____ Date

Dear Sir/Madam:

Relative to the projects for agreement with project proponents offered by Pag-IBIG Fund, I/We would like to express our intention to rehabilitate and sell the Pag-IBIG Fund’s acquired assets located in the following subdivision/s:

Name of Project	Location of Property
_____	_____
_____	_____
_____	_____
_____	_____

Attached is our eligibility requirements and technical and financial proposals.

For your consideration. Thank you.

Very truly yours,

Project Proponent’s Representative’s
Signature Over Printed Name

THIS PORTION IS FOR Pag-IBIG FUND USE ONLY

ACQUIRED ASSET MANAGEMENT/SECTION			
Project still open for acceptance of proposal?	<input type="checkbox"/> Yes <input type="checkbox"/> No	VERIFIED BY	DATE
No Record of Blacklisting of Project Proponent/Key Officers from any Pag-IBIG Fund Lending Programs?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Has existing project with the Fund?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
If Has existing project, at least 50% of ROPA in the inventory has been sold?	<input type="checkbox"/> Yes <input type="checkbox"/> No	REMARKS	
APPROVED BY	DATE	DISAPPROVED BY	DATE