



Bacolod Housing Business Center
2nd Floor Gaisano Grand City Mall
Araneta St., Brgy. Singcang, Bacolod City

INVITATION TO BID

October 26, 2022

The Pag-IBIG Fund Committee on Disposition of Acquired Assets hereby invites interested bidders who would like to purchase acquired assets through Sealed Public Auction:

| | AREAS | NO. OF UNITS | PERIOD OF ACCEPTANCE OF BID OFFERS | OPENING OF BID OFFERS |
|--------------------------------|--|--------------|------------------------------------|--------------------------|
| 1 st Public Auction | NEGROS OCCIDENTAL, ILOILO PROVINCE & ROXAS CITY | 32 | November 17-25, 2022 | November 28, 2022 |

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 the Acquired Asset frontline counter servicing, 2nd Floor Gaisano Grand City Mall, Araneta St., Barangay Singcang, Bacolod City or may download the form at www.pagibigfund.gov.ph.
- 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 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.aspx.
- Discounts are not applicable for First Sealed Public Auction Properties.
- 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 is 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;
 - Pag-IBIG Fund Bacolod - 2nd Floor Gaisano Grand City Mall
 - Pag-IBIG Fund Iloilo – Plazuela de Iloilo, Iloilo City
 - Pag-IBIG Fund Roxas – A & T Santos Building, Roxas Cityprior 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 **November 17, 2022** until **November 25, 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 bidders shall be on the following dates and details:

| <u>Tranche</u> | <u>Date of Opening of Bid Offer/s</u> | <u>Location</u> |
|----------------|---------------------------------------|---|
| | November 28, 2022 | Counter (6), 2 nd Floor Gaisano Grand City Mall, Araneta St., Brgy. 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.
- 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;

- 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. Bidders are encouraged to check the result on the said website.
 17. 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 contact number and email address indicated in 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 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.
 19. 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
 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% down payment;
 - c.3. 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;
 - 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 **2nd Floor Gaisano Grand City Mall, Araneta St., Brgy. Singcang, Bacolod City** or contact **Ma. Imelda B. Tadifa, Joebert Mari P. Pacheco, Pauline Angela J. Mabasa, 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.d.lrru@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 1ST AUCTION (W/OUT DISCOUNT)

| ITEM NO. | PROPERTY NO. | LOCATION | TYPE | TCT | LOT AREA | FLOOR AREA | MINIMUM BID AMOUNT | STATUS OF TCT | REMARKS |
|--|-----------------|--|-----------------|----------------|----------|------------|--------------------|-------------------|---|
| ILOILO - DUMANGAS, PAVIA & OTON | | | | | | | | | |
| 1 | 858202001150001 | Lot 12 Bik. 2 DUMANGAS COUNTRY VILLAGE TABUCAN DUMANGAS ILOILO REGION 6 (WESTERN VISAYAS) 5006 | Lot Only | 090-2021013184 | 80 | 0 | P 312,000.00 | CONSOLIDATED HDMF | Unoccupied |
| 2 | 858202001150003 | Lot 14 Bik. 2 DUMANGAS COUNTRY VILLAGE TABUCAN DUMANGAS ILOILO REGION 6 (WESTERN VISAYAS) 5006 | Single Attached | 090-2021013185 | 80 | 78.73 | P 1,709,500.00 | CONSOLIDATED HDMF | Unoccupied/ Improvement encroaches Lot 16 |
| 3 | 858202001150002 | Lot 16 Bik. 2 DUMANGAS COUNTRY VILLAGE TABUCAN DUMANGAS ILOILO REGION 6 (WESTERN VISAYAS) 5006 | Lot Only | 090-2021013186 | 80 | 0 | P 312,000.00 | CONSOLIDATED HDMF | Unoccupied/ Lot encroached by improvement on Lot 14 |
| 4 | 858202209140011 | Lot 5 Bik. 17 Phase 2 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001 | Single Attached | 090-2018004891 | 90 | 35.1 | P 1,422,200.00 | FOR CONSOLIDATION | Unoccupied |
| 5 | 858202209140016 | Lot 10 Bik. 42 Phase 2 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001 | Single Attached | 090-2018005218 | 90 | 35.1 | P 1,387,700.00 | FOR CONSOLIDATION | Unoccupied |
| 6 | 858202209270011 | Lot 3 Bik. 3 Phase 1 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001 | Single Attached | 090-2018000931 | 114 | 35.1 | P 1,584,600.00 | FOR CONSOLIDATION | Unoccupied |
| 7 | 858202209140013 | Lot 10 Bik. 3 Phase 2 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001 | Single Attached | 090-2018004666 | 90 | 35.1 | P 1,374,400.00 | FOR CONSOLIDATION | Unoccupied |
| 8 | 858202209140026 | Lot 4 Bik. 37 DECA HOMES PAVIA RESORT RESIDENCES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001 | Single Attached | 090-2016009250 | 100 | 35.1 | P 1,315,000.00 | FOR CONSOLIDATION | Unoccupied |
| 9 | 858202209140025 | Lot 12 Bik. 26 DECA HOMES PAVIA RESORT RESIDENCES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001 | Single Attached | 090-2016008871 | 100 | 35.1 | P 1,388,100.00 | FOR CONSOLIDATION | Unoccupied |
| 10 | 858202209270008 | Lot 54 Bik. 44 DECA HOMES PAVIA RESORT RESIDENCES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001 | Single Attached | 090-2016009578 | 101 | 35.1 | P 1,397,400.00 | FOR CONSOLIDATION | Unoccupied |
| 11 | 858202209140014 | Lot 30 Bik. 38 LUMINA ILOILO PH 1 ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020 | Row House | 090-2015002603 | 63 | 22 | P 600,018.80 | FOR CONSOLIDATION | Unoccupied |

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| 12 | 858202209140027 | Lot 20 Bik. 25 Phase 1 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020 | Row House | 090-2015002355 | 36 | 22 | P 476,730.72 | FOR CONSOLIDATION | Unoccupied |
| 13 | 858202209140012 | Lot 29 Bik. 38 LUMINA ILOILO PH 1 ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020 | Row House | 090-2015002602 | 36 | 22 | P 485,587.80 | FOR CONSOLIDATION | Unoccupied |
| 14 | 858202209140008 | Lot 19 Bik. 6 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020 | Town House | 090-2017005603 | 36 | 35 | P 1,042,400.00 | FOR CONSOLIDATION | Unoccupied |
| CAPIZ - ROXAS CITY | | | | | | | | | |
| 15 | 858202209140024 | Lot 10 Bik. 21 TIERRA VERDE HOMES SUBDIVISION BOLO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800 | Single Attached | 53393 | 80 | 35 | P 822,200.00 | FOR CONSOLIDATION | Unoccupied |
| NEGROS OCCIDENTAL - BACOLOD CITY | | | | | | | | | |
| 16 | 859202209260003 | Lot 17 Bik. 35 REGENT PEARL SUBD. DC1 ALIJIS BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100 | Single Attached | T-280517 | 60 | 24.6 | P 269,225.19 | CONSOLIDATED HDMF | Occupied |
| 17 | 859202208230013 | Lot 05 Bik. 13 GLENDALE HOMES SUBDIVISION GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100 | Row House | T-307657 | 50 | 27.5 | P 502,500.00 | FOR CONSOLIDATION (ABATEMENT) | Occupied |
| 18 | 859202210210063 | Lot 15 Bik. 19 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100 | Town House | 0922018007129 | 54 | 42 | P 982,194.24 | FOR CONSOLIDATION | Unoccupied |
| 19 | 859202210210050 | Lot 15 Bik. 5 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100 | Row House | 0922018005996 | 36 | 22 | P 468,900.00 | FOR CONSOLIDATION | Unoccupied |
| 20 | 859202210210051 | Lot 28 Bik. 13 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100 | Row House | 0922018006678 | 36 | 22 | P 493,400.00 | FOR CONSOLIDATION | Unoccupied |
| 21 | 859202210210052 | Lot 64 Bik. 09 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100 | Row House | 0922018006294 | 36 | 22 | P 468,900.00 | FOR CONSOLIDATION | Unoccupied |
| 22 | 859202210210054 | Lot 91 Bik. 8 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100 | Row House | 0922018006216 | 36 | 22 | P 468,900.00 | FOR CONSOLIDATION | Unoccupied |
| 23 | 859202210210060 | Lot 5 Bik. 3 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100 | Row House | 0922018005942 | 36 | 22 | P 468,900.00 | FOR CONSOLIDATION | Unoccupied |
| 24 | 859202210210061 | Lot 49 Bik. 17 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100 | Row House | 0922018007068 | 36 | 22 | P 438,690.51 | FOR CONSOLIDATION | Unoccupied |

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| 25 | 859202210210062 | Lot 25 Blk. 12 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100 | Row House | 0922018006570 | 36 | 22 | P 493,400.00 | FOR CONSOLIDATION | Unoccupied |
| 26 | 859202210210069 | Lot 18 Blk. 13 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100 | Row House | 0922018006668 | 36 | 22 | P 493,400.00 | FOR CONSOLIDATION | Unoccupied |
| 27 | 859202210210056 | Lot 11 Blk. 08 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100 | Row House - End with Firewall | 0922018006136 | 54 | 22 | P 567,200.00 | FOR CONSOLIDATION | Unoccupied |
| 28 | 859202210210064 | Lot 63 Blk. 15 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100 | Row House - End with Firewall | 0922018006923 | 54 | 22 | P 507,590.10 | FOR CONSOLIDATION | Unoccupied |
| 29 | 859202209220041 | Lot 21 Blk. 12 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100 | Row House - End with Firewall | 0922018006566 | 54 | 22 | P 546,400.00 | FOR CONSOLIDATION | Unoccupied |
| 30 | 859202210210058 | Lot 90 Blk. 24 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100 | Town House | 0922018007641 | 36 | 42 | P 1,085,700.00 | FOR CONSOLIDATION | Unoccupied |
| 31 | 859202210210066 | Lot 36 Blk. 20 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100 | Town House | 0922018007189 | 36 | 42 | P 991,600.00 | FOR CONSOLIDATION | Unoccupied |
| 32 | 859202208240002 | Lot 47 Blk. 24 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100 | Town House | 0922018007598 | 54 | 42 | P 1,127,500.00 | FOR CONSOLIDATION | 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