



(Calamba Housing Hub)

INVITATION TO BID

(March 5, 2019)

The Pag-IBIG Fund Committee on Disposition of Acquired Assets shall conduct a public auction for the sale of acquired properties at Pag-IBIG Fund, GF High Rise Business Center Bldg. Brgy. Halang Calamba City on March 28, 2019:

DATE	AREAS	NO. OF UNITS
03/28/2019	Batangas Province	21
	Quezon Province	6
	Laguna Province	7
	Mindoro Province	3
	Palawan Province	8
	TOTAL	45

GENERAL GUIDELINES

- Interested parties are required to secure copies of **OFFER TO BID (HQP-AAF-103)** from the Technical Working Group (TWG) on the venue or may download the form at www.pagibigfund.gov.ph.
- Properties shall be sold on an "AS IS, WHERE IS" basis.
- All interested buyers 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.
- 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 is any erratum posted on the list of properties posted under the sealed public auction.
- Bidders are advised to approach the Technical Working Group (TWG) for registration of their attendance on the system during the auction. Only bid offers from registered bidders shall be accepted.
- Sealed proposals shall be received by the Committee on Disposition of Acquired Assets' Secretariat at the designated venue, starting 10:00AM but not later than 1:00PM or upon declaration of the closing of bid acceptance by the Committee 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.
- 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.
- Each bid proposal shall be accompanied by a **BIDDER'S BOND** either in **CASH** or **MANAGER'S CHECK** issued by any commercial bank or un, in Philippine Currency, payable to Pag-IBIG Fund for an amount equivalent to 10% of the **BID OFFER**. It shall likewise serve as the down payment of the winning bidder.
- For bidders whose bid bond is in the form of a **MANAGER'S CHECK**, 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 percent (90%) bid offer balance may either be thru any of the following modes:
 - 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).
 - SHORT-TERM INSTALLMENT – on which payment shall be in equal monthly installment inclusive of interest 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.

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- 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 383 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 the 10% downpayment;
 - c.3. In case the application has been disapproved due to bidder's fault, the 10% bidder's bond shall be forfeited in favor of the Fund.
 - c.4. The buyer shall be required to file his/her Long-Term Installment application and pay the following incidental expenses within thirty (30) calendar days from auction date:
 - Processing fee of Two Thousand Pesos (P2,000.00) shall be paid upon submission of complete requirements;
 - Equity, if applicable;
 - One-year advance insurance premiums (sales redemption insurance as well as non-life insurance);
 - c.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 from auction date.
 - c.6. Original Borrowers who wish to participate on the Sealed Public Auction shall not be allowed to bid thru long term installment availment. They may only bid thru cash or short-term installment basis.

12. Additional discounts shall be given to winning bidders depending on their chosen mode of purchase, as follows:

MODE OF PAYMENT	ADDITIONAL DISCOUNT
CASH	20%
SHORT TERM INSTALLMENT	10%
LONG TERM INSTALLMENT	None

13. The Bidders shall be present at the opening of bids. Bidders may designate their Authorized Representatives, provided they shall issue the following documents:

- a. Notarized Special Power of Attorney (SPA) for individual-bidder.
- b. Secretary's Certificate for company-bidder

NOTE: The template of the said documents may be downloaded at www.pagibigfund.gov.ph/aa/aa.aspx.

14. The Opening of Bids shall commence from 1:01PM or upon declaration by the Committee until completion.

15. The bidder who offers the highest bid shall be declared as the winner.

16. 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:

- a. Cash;
- b. Short-Term Installment;
- c. Long-Term Installment.

17. 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 based on the time of registration of bids.

18. 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.

19. 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.

20. 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 10% of the offer price within 15 calendar days from notification and the remaining ninety percent (90%) 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.

21. Interested parties may visit our office at GF High Rise Business Center Bldg. Brgy. Halang Calamba City or contact MR. LISERIO A. BRIZ, MS. MELECIA PENULLAR, MS. ELVIRA C. JADER or MS. EMELITA D. MACALE at tel. no. (02) 422-3000 local 6403. You may also email your inquiries for further details at calambalmrd.aad@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.

ATTY. JOSEPH P. QUIBOLOY

Vice President

Home Lending Operations-Luzon Group

Handwritten signature/initials

Loan Management & Recovery Group
Ground Floor High Rise Business Center Bldg.
Brgy. Halang, Calamba City

INVITATION TO BID
March 28, 2019

The Pag-IBIG Fund Committee on Disposition of Acquired Assets shall conduct a public bidding for the sale of the following acquired properties at Ground Floor, High Rise Business Center Building, Barangay Halang, Calamba City, Laguna.

15th TRANCHE : 2nd BIDDING

BATANGAS AREA

NO.	ROPA ID	BLOCK	LOT	SEC	PH	SUBDIVISION	BARANGAY	TOWN	PROVINCE	PROPTYPE	TCT/CCT Number(s)	LOT AREA	FLOOR AREA	Minimum Bid/ Net of 10% Discount	OCCUPANCY
1	804919012300017	04	72	-	I	MERCEDES HOMES SOROSORO	SORO-SORO ILAYA	BATANGAS CITY	BATANGAS	TOWN HOUSE	052-2012003111	41.00	43.00	1,049,742.00	UNOCCUPIED
2	804919012300016	04	76	-	I	MERCEDES HOMES SOROSORO	SORO-SORO ILAYA	BATANGAS CITY	BATANGAS	TOWN HOUSE (VILLAS)	052-2012003115	42.00	43.00	1,053,612.00	UNOCCUPIED
3	804919012300015	13	11	-	II	MERCEDES HOMES SOROSORO	SORO-SORO ILAYA	BATANGAS CITY	BATANGAS	SINGLE DETACHED - MANORS	052-2013001380	84.00	61.50	1,878,996.00	UNOCCUPIED
4	804919012200007	06	06	-	II	MERCEDES HOMES SOROSORO	SORO-SORO ILAYA	BATANGAS CITY	BATANGAS	SINGLE ATTACHED- 2 STOREY	052-2013001265	72.00	61.50	1,567,536.00	UNOCCUPIED
5	804919011000016	11	10	-	II	VALLE PIO	SAN PABLO	STO. TOMAS	BATANGAS	Two Storey Duplex with Eaves	056-2014002018	64.00	63.40	1,145,748.00	UNOCCUPIED
6	804919011000011	02	13	-	II	IMPERIAL SOUTH MEADOWS	SAN VICENTE	STO. TOMAS	BATANGAS	RH - DELSEY	T-81995	35.00	18.00	512,316.00	UNOCCUPIED
7	804919012200008	10	16	ANNEX A	I	LUMINA HOMES	SAN VICENTE	STO. TOMAS	BATANGAS	ROW HOUSE- ENHANCED	056-2014003092	36.00	22.00	459,036.00	UNOCCUPIED
8	804919012200009	20	18	ANNEX A	I	LUMINA HOMES	SAN VICENTE	STO. TOMAS	BATANGAS	ROW HOUSE WITH FIRE WALL	056-2014003339	54.00	22.00	541,344.00	UNOCCUPIED
9	804919011000017	19	05	ANNEX A - GUMAMELA ST.	I	LUMINA HOMES	SAN VICENTE	STO. TOMAS	BATANGAS	ROW HOUSE	056-2014003308	36.00	22.00	459,036.00	UNOCCUPIED
10	804919012200005	12	06	-	II	LUMINA HOMES	SAN VICENTE	STO. TOMAS	BATANGAS	ROW HOUSE	T-168564	36.00	22.00	436,662.00	UNOCCUPIED
11	804919010800082	35	03	-	II	LUMINA HOMES	SAN VICENTE	STO. TOMAS	BATANGAS	ROW HOUSE - REGULAR	T-169330	36.00	22.00	436,662.00	OCCUPIED
12	804919012200010	35	04	-	II	LUMINA HOMES	SAN VICENTE	STO. TOMAS	BATANGAS	ROW HOUSE	T-169331	36.00	22.00	459,036.00	UNOCCUPIED
13	804919010800086	44	38	-	II	LUMINA HOMES	SAN VICENTE	STO. TOMAS	BATANGAS	RH REG BARE	T-169478	37.00	22.00	440,712.00	UNOCCUPIED
14	804919012200004	57	03	-	II	LUMINA HOMES	SAN VICENTE	STO. TOMAS	BATANGAS	RH BARE REG	T-171581	36.00	22.00	436,662.00	UNOCCUPIED
15	804919012200011	07	41	ANNEX A	II	LUMINA HOMES	SAN VICENTE	STO. TOMAS	BATANGAS	ROW HOUSE - END UNIT	056-2016003621	54.00	22.00	541,344.00	UNOCCUPIED

16	804919021800019	15C	24	08	I	BLUE ISLE	STA. MARIA	STO. TOMAS	BATANGAS	ROW HOUSE -REGULAR	056-2017009558	38.50	20.12	231,300.00	UNOCCUPIED
17	804919012900009	24	34	-	-	DECA HOMES TANAUAN	BALELE	TANAUAN CITY	BATANGAS	SINGLE ATTACHED	056-2015001654	90.00	35.10	1,076,115.00	OCCUPIED
18	804919012900003	25	13	-	-	DECA HOMES TANAUAN	BALELE	TANAUAN CITY	BATANGAS	SINGLE ATTACHED	056-2015001675	90.00	35.10	1,076,115.00	UNOCCUPIED
19	804919012900013	25	34	-	-	DECA HOMES TANAUAN	BALELE	TANAUAN CITY	BATANGAS	SINGLE ATTACHED	056-2015001696	90.00	35.10	1,076,115.00	UNOCCUPIED
20	804919012900008	26	28	-	-	DECA HOMES TANAUAN	BALELE	TANAUAN CITY	BATANGAS	SINGLE ATTACHED	056-2015001730	90.00	35.10	1,076,115.00	UNOCCUPIED
21	804919021800018	05	01	OBADIAH ST.	III	SAMPAGUITA WEST	SAMPAGUITA	LIPA CITY	BATANGAS	DUPLEX	072-2015007595	70.00	72.00	1,649,088.00	OCCUPIED

LAGUNA AREA

NO.	Property Number	BLOCK	LOT	SEC	PH	SUBDIVISION	BARANGAY	TOWN	PROVINCE	PROTOTYPE	TCT/CCT Number(s)	LOT AREA	FLOOR AREA	Minimum Bid/ Net of 10% Discount	OCCUPANCY
1	804719011700008	07	06	-	2	LINGAP VILLE	PALASAN	STA. CRUZ	LAGUNA	SINGLE ATTACHED	T-225170	80.00	69.60	801,225.00	OCCUPIED
2	804719011700015	30	23	-	-	PACIFIC HILL	PALO-ALTO	CALAMBA CITY	LAGUNA	RH-REG	T-754016	40.00	34.00	418,410.00	OCCUPIED
3	804719011700017	12	08	-	-	PALM HILL	PALO-ALTO	CALAMBA CITY	LAGUNA	RH-REG	060-2011006336	34.00	20.00	291,960.00	OCCUPIED
4	804719011700019	18	06	-	-	PALM HILL	PALO-ALTO	CALAMBA CITY	LAGUNA	RH-REG	060-2010004495	34.00	20.00	291,960.00	UNOCCUPIED
5	804719022100019	37	16	-	-	PALM HILL	PALO-ALTO	CALAMBA CITY	LAGUNA	RH-REG	T-778157	34.00	20.00	274,392.00	OCCUPIED
6	804719011700020	37	83	-	-	PALM HILL	PALO-ALTO	CALAMBA CITY	LAGUNA	RH-REG	T-763633	34.00	20.00	283,140.00	OCCUPIED
7	804719011700022	37	123	-	-	PALM HILL	PALO-ALTO	CALAMBA CITY	LAGUNA	RH-REG	060-2012001732	34.00	20.00	283,140.00	OCCUPIED

QUEZON AREA

NO.	Property Number	BLOCK	LOT	SEC	PH	SUBDIVISION	BARANGAY	TOWN	PROVINCE	PROTOTYPE	TCT/CCT Number(s)	LOT AREA	FLOOR AREA	Minimum Bid/ Net of 10% Discount	OCCUPANCY
1	804619013100037	58	16	N/A	EXP. 1	LEVERIZA HEIGHTS SUBDIVISION	ISABANG	TAYABAS	QUEZON	TOWN HOUSE	T-528350	36.00	46.00	1,055,106.00	OCCUPIED
2	804619013100038	50	08	N/A	EXP. 1	LEVERIZA HEIGHTS SUBDIVISION	ISABANG	TAYABAS	QUEZON	TOWN HOUSE	T-528138	36.00	46.00	1,027,971.00	UNOCCUPIED
3	804619022100010	33	15	N/A	3	KRISANTA VILLAGE	BUKAL	PAGBILAO	QUEZON	SINGLE ATTACHED	066-2016001721	60.00	30.00	431,856.00	UNOCCUPIED
4	804619022100001	03	36	N/A	1	PAGBILAO GOLDEN MEADOWS	BUKAL	PAGBILAO	QUEZON	1-STY SA(SINGLE ATTACHED)	T-492153	214.00	75.42	2,059,947.00	OCCUPIED
5	804619011100048	58	12	N/A	EXP. 1	LEVERIZA HEIGHTS SUBDIVISION	ISABANG	TAYABAS	QUEZON	TOWN HOUSE	T-528346	36.00	46.00	1,027,971.00	UNOCCUPIED
6	804619022100008	44	5A	N/A	2	PLEASANTVILLE SUBDIVISION	IYAM	LUCENA CITY	QUEZON	2-STY SA(SINGLE ATTACHED)	T-120725	100.00	107.30	1,814,418.00	OCCUPIED

ORIENTAL MINDORO AREA

NO.	Property Number	BLOCK	LOT	SEC	PH	SUBDIVISION	BARANGAY	TOWN	PROVINCE	PROTOTYPE	TCT/CCT Number(s)	LOT AREA	FLOOR AREA	Minimum Bid/ Net of 10% Discount	OCCUPANCY
1	8019315314	-	1	-	-	NON SUBDIVISION	POBLACION	BANSUD	ORIENTAL MINDORO	HSLLOT	T-155745	1,561.00	115.92	3,113,694.00	UNOCCUPIED
2	349000295411	07	01	-	-	PAMAHAY HOMES	BARCENAGA	MAMBURAO	ORIENTAL MINDORO	-	T-100932	177.00	0.00	497,907.00	UNOCCUPIED
3	8019315617	-	1-A-5-A	-	-	NON SUBDIVISION	BANSUD PROPER	BANSUD	ORIENTAL MINDORO	HSLLOT	T-157642	400.00	270.50	1,617,012.00	UNOCCUPIED

PALAWAN AREA

NO.	Property Number	BLOCK	LOT	SEC	PH	SUBDIVISION	BARANGAY	TOWN	PROVINCE	PROTOTYPE	TCT/CCT Number(s)	LOT AREA	FLOOR AREA	Minimum Bid/ Net of 10% Discount	OCCUPANCY
1	8029529913	-	1-B-3-B	-	-	NON SUBDIVISION	SAN PEDRO	PUERTO PRINCESA	PALAWAN	HSLLOT	074-2017001994	300.00	63.00	1,417,854.00	OCCUPIED
2	8029527610	-	2-M-6-G	-	-	NON SUBDIVISION	SAN PEDRO	PUERTO PRINCESA	PALAWAN	LOT ONLY	074-2017001506	200.00	0.00	540,000.00	UNOCCUPIED
3	8029530219	-	1-E-1	-	-	NON SUBDIVISION	SICSICAN	PUERTO PRINCESA	PALAWAN	LOT ONLY	074-2017002065	198.00	0.00	356,400.00	UNOCCUPIED
4	8029527718	-	1-E-5	-	-	NON SUBDIVISION	SICSICAN	PUERTO PRINCESA	PALAWAN	LOT ONLY	074-2017001485	194.00	0.00	349,200.00	UNOCCUPIED
5	8029530317	-	4-C-6	-	-	NON SUBDIVISION	SICSICAN	PUERTO PRINCESA	PALAWAN	LOT ONLY	074-2017002063	226.00	0.00	406,800.00	UNOCCUPIED
6	8029527816	-	10-B-5-L-1	-	-	NON SUBDIVISION	SAN MANUEL	PUERTO PRINCESA	PALAWAN	HSLLOT	074-2016002601	250.00	30.00	695,160.00	OCCUPIED
7	8029528115	-	10-B-5-C-1-H	-	-	NON SUBDIVISION	SAN MANUEL	PUERTO PRINCESA	PALAWAN	LOT ONLY	074-2017001496	240.00	0.00	324,000.00	UNOCCUPIED
8	8029528213	-	10-B-5-C-1-I	-	-	NON SUBDIVISION	SAN MANUEL	PUERTO PRINCESA	PALAWAN	LOT ONLY	074-2017001497	240.00	0.00	324,000.00	UNOCCUPIED

OFFER TO BID

_____ Date

Attention: **COMMITTEE ON DISPOSITION OF ACQUIRED ASSETS**

Sir/Madam:

Relative to your **“INVITATION TO BID”** (Sale of acquired properties) published in the newspaper/Pag-IBIG website to be held on _____ at _____ I/We have the honor to submit the following proposal, subject to the terms and conditions contained in the “Invitation to Bid” and “Instruction to Bidders & General Guidelines”:

1. Location of the Property: _____
2. Property No. _____ TCT/CCT No _____
3. Bid Price: _____ (P _____)
4. Bid Bond (10% of Bid Price): _____ (P _____)
5. Mode of Payment: Cash Installment Pag-IBIG Housing Loan
6. Former Owner: Yes No
7. Pag-IBIG Member Yes No

I/We enclose my/our **CASH** payment/s or **MANAGER’S CHECK** payable to the **Pag-IBIG FUND**, as bidder’s bond in the amount equivalent to 10% of the bid price. The said deposit shall be returned if my/our proposal is deemed unsuccessful, or applied as part of the payment if my/our bid is declared as winning bid by the **Pag-IBIG FUND**.

I/We further agree that Pag-IBIG Fund has no commitment and makes no guaranty to approve the offer, as it is understood to be subject to final approval by the Pag-IBIG Fund’s approving authorities.

Vey truly yours,

_____ BIDDER

Bidder Information:

NAME OF BUYER/AUTHORIZED REPRESENTATIVE <i>Last Name First Name Name Extension (e.g. Jr., III) Middle Name Maiden Name</i>					DATE OF BIRTH (mmdyyy) □□-□□-□□□□		
SSS/GSIS ID NO.		TAXPAYERS IDENTIFICATION NO. (TIN)		Pag-IBIG MID NO.		COMMON REFERENCE NO. (CRN)	
PERMANENT HOME ADDRESS <i>Unit/Room No., Floor Building Name Lot No., Block No., Phase No. or House No. Street Name</i>					CONTACT DETAILS <i>(Indicate country code if abroad)</i> COUNTRY + AREA CODE TELEPHONE NO.		
<i>Subdivision Barangay Municipality/City Province and State Country (if abroad) ZIP Code</i>					Home Tel. No. □□□□ □□□□		
PRESENT HOME ADDRESS <i>Unit/Room No., Floor Building Name Lot No., Block No., Phase No. or House No. Street Name</i>					Cellphone No. □□□□ □□□□		
<i>Subdivision Barangay Municipality/City Province and State Country (if abroad) ZIP Code</i>					Employer/Business Tel. No. □□□□ □□□□		
EMPLOYER/BUSINESS NAME					Email Address □□□□□□□□□□		
EMPLOYER/BUSINESS ADDRESS <i>Unit/Room No., Floor Building Name Lot No., Block No., Phase No. or House No. Street Name</i>					PREFERRED MAILING ADDRESS		
<i>Subdivision Barangay Municipality/City Province and State Country (if abroad) ZIP Code</i>					<input type="checkbox"/> Permanent Home Address <input type="checkbox"/> Present Home Address <input type="checkbox"/> Employer/Business Address		

Visit <https://www.foreclosurephilippines.com> for more updated listings of foreclosed properties, auction schedules, and real estate investing tips



Calamba Housing Hub
(Branch)

INSTRUCTION TO BIDDERS

1. Secure 2 copies of the Offer to Bid (*For Sealed Public Bidding*) from the Acquired Assets Division at GF Floor High Rise Business Center Bldg., National Highway, Brgy. Halang, Calamba City.
2. Fill out the Offer to Bid and affix signature on the designated portion of the form.
3. Insert the accomplished Offer to Bid in an envelope together with the bidder's bond, and seal it.

NOTES: a. Each bid must be accompanied by a bidder's bond in the form of cash or manager's check issued by any commercial bank, payable to the Pag-IBIG Fund in the amount equal to ten percent (10%) of the bid price. Such deposit shall serve as the winning bidder's downpayment or shall be returned to the non-winning bidder, without interest, upon completion of the public bidding.

Sample Computation:

Minimum Bid Price : P 300,000.00 (Pag-IBIG Fund)
Bid Amount : P 400,000.00 (higher than the minimum bid price)

(Bid Amount) x 10%
(P400, 000.00) x .10

Bidder's Bond : **P 40,000.00**

- b. The bid amount shall in no case be lower than the minimum bid price determined by the Fund indicated in the Invitation to Bid.
4. Submit the sealed envelope to at GF Floor High Rise Business Center Bldg., National Highway, Brgy. Halang, Calamba City from **10:00 AM** to **01:00 PM** of the scheduled date for sealed public bidding.
5. Proceed to GF Floor High Rise Business Center Bldg., National Highway, Brgy. Halang, Calamba City at where the public bidding will be conducted.
6. Sign the Attendance Sheet during the sealed public bidding.