



**Acquired Asset Management Group
La Union Housing Business Center
2ND floor, Pag – IBIG FUND Bldg.
Sevilla, San Fernando City
La Union**

INVITATION TO BID

September 13, 2024

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

| TRANCHE | AREAS | NO. OF UNITS | PERIOD OF ACCEPTANCE OF BID OFFERS | OPENING OF BID OFFERS |
|------------------|--------------------|--------------|--|-----------------------|
| 11 th | BENGUET & LA UNION | 3 | September 23, 2024 to September 27, 2024 | October 2, 2024 |

GENERAL GUIDELINES

1. The list of the properties for Sealed Public Auction may be viewed at Pag-IBIG Fund Official website www.pagibigfund.gov.ph.
2. The property/ies 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. Unpaid fees, dues and utilities pertaining to the property/ies shall be for the account of the winning bidder. Thus, all interested bidders are highly encouraged to inspect the chosen property/ies prior to submission of bid offer.
3. Interested bidders shall accomplish the **REGISTRATION FORM** (HQP-AAF-328) and **OFFER TO BID** (HQP-AAF-326 for individual bidder or HQP-AAF-327 for company bidder). You may secure these forms at www.pagibigfund.gov.ph.
4. In case the bidder cannot personally accomplish and sign the **REGISTRATION FORM** and **OFFER TO BID** or if the bidder is a company/association, the bidder may designate a representative to accomplish and sign the bidding documents in his/her/their behalf, provided he/she/they shall issue the following documents:
 - a. For individual bidder, notarized Special Power of Attorney (SPA) and valid ID of the bidder and his/her/their representative (with three [3] specimen signatures).

Also, if the bidder is based or is currently working abroad, SPA must be notarized at the Philippine Consular Office.
 - b. For company/association bidder, Secretary’s Certificate and valid ID of the Corporate Secretary and their representative (with three [3] specimen signatures).

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

5. The bidder shall state in words and in figures the amount of his/her/their **BID OFFER** and preferred mode of payment in the **OFFER TO BID** form. For the details of mode of payment, please refer to item no. 21. The bid offer shall not be lower than the minimum bid set by the Fund.
6. The **OFFER TO BID** shall be **SEALED** in an **ENVELOPE** together with the following documents:
 - Photocopy of the bidder’s valid ID with three (3) specimen signatures
 - If with representative:
 - Notarized SPA/Secretary’s Certificate with valid ID of the Corporate Secretary with three (3) specimen signatures; and
 - Photocopy of the representative’s valid ID with three (3) specimen signatures

NOTE: Please visit our website at www.pagibigfund.gov.ph. or click this link ([link of list of acceptable valid IDs](#)) for the list of acceptable valid ID, for reference.

7. Bidders shall drop their **REGISTRATION FORM** and **SEALED BID ENVELOPE/S** in the designated drop boxes on the following Pag-IBIG Fund Offices and schedules:

| BRANCH | ADDRESS | SCHEDULE OF ACCEPTANCE OF BID OFFERS |
|---------------------------------|---|--|
| La Union Business Hub | 2nd Floor, Pag – IBIG FUND Building, Sevilla, San Fernando City, La Union | September 23, 2024 to September 27, 2024 |
| Dagupan Branch | 2nd Floor BHF Plaza, Mayombo District Dagupan City, Pangasinan | |
| Vigan Branch | 3rd Floor Plaza Maestro Commercial Complex Burgos Street , Barangay 1, Vigan City, Ilocos Sur | |
| Baguio Branch | S Building, Upper Session Road Extension Engineers Hill , Baguio City | |
| Urdaneta Branch | 3rd Floor CB Mall, McArthur Highway, Nancayasan Urdaneta City, Pangasinan | |
| Ilocos Norte Branch | 2nd Floor Al Fresco Area, Expansion Mall, Robinsons Place San Nicolas, Ilocos Norte | |
| Alaminos Member Services Office | 2nd Floor Old Legislative Building, Poblacion, Alaminos City, Pangasinan | |

8. The bidder may submit bid offers for multiple properties provided he/she/they has/have the intention to purchase all the properties that will be won. **In case the bidder will not pursue the purchase of any of the properties won, the sale shall be cancelled, and the Pag-IBIG Fund shall blacklist the bidder from the availment of programs on the sale of Pag-IBIG Fund Real and Other Properties Acquired (ROPA).**
9. Bidders are encouraged to visit the Pag-IBIG Fund Official 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.
10. The determination of winning bidders shall be on **October 2, 2024, 02:00 PM at 2nd Floor, Pag – IBIG FUND Building, Sevilla, San Fernando City, La Union** and shall be monitored by a representative from Commission on Audit (COA). Attendance of the bidders in the venue is not required.
11. The bidder who offers the highest bid on the property shall be declared as the winner.
12. 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;
 - Short-Term Installment;
 - Long-Term Installment.
13. If there is still a tie after considering the mode of payment, it shall be resolved through toss coin. However, in case there are more than two (2) highest bidders, the tie shall be resolved through draw lots.
14. In the absence of a chosen mode of payment, the default mode of payment shall be long-term installment for individual bidder or short-term installment for company/association bidder. Likewise, any changes on the winning bidder's mode of payment shall not be allowed.
15. The results of the sealed public auction shall be posted at the Pag-IBIG Fund official website (www.pagibigfund.gov.ph) on the following week after the scheduled date of determination of highest bidders. Bidders are encouraged to check the results on the said website.
16. Any notification sent by Pag-IBIG Fund through email or SMS shall be sufficient compliance to the notification requirements and shall be considered deemed received by the bidder. In this regard, the bidder shall ensure that the contact number and email address indicated on the Offer to Bid are active. The bidder shall inform Pag-IBIG Fund immediately of any changes on his/her/their contact number.

17. The winning bidder shall be required to pay a **DOWNPAYMENT** equivalent to five percent (5%) of the **BID OFFER**, which shall be paid within three (3) working days after the publication of the winning bidders. It shall be in Philippine Currency and may be in the form of either cash or manager's check payable to Pag-IBIG Fund.
18. Bidders whose **DOWNPAYMENT** is in the form of a **MANAGER'S CHECK** are advised to adhere to the current and applicable Bangko Sentral ng Pilipinas' memoranda and circulars relative to the proper handling of checks: Do not staple, crumple, fold, bind or pin checks.
19. Upon payment of the required downpayment, a Notice of Award shall be issued to the winning bidder. The winning bidder or his/her/their authorized representative shall claim the Notice of Award.
20. Additional discounts to the **BID OFFER** shall be given to winning bidders depending on their chosen mode of payment, as follows:

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

21. Payment of the remaining ninety-five percent (95%) balance on the net offer price may either be thru any of the following modes:
 - a. **Cash Payment** – the balance on the net offer price shall be paid not later than thirty (30) calendar days from date of signing of Deed of Conditional Sale.
 - b. **Short-Term Installment** – the balance on the net offer price shall be paid in equal monthly installments provided that the chosen payment term shall not exceed twelve (12) months, subject to an interest based on the Full Risk-Based Pricing Framework for a three (3)-year fixing period.
 - c. **Long-Term Installment** – payment shall be in the form of monthly installments 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 No. 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 five percent (5%) downpayment;
 - c.3. The bidder shall be required to file his/her/their Long-Term Installment application and pay the following incidental expenses within thirty (30) calendar days from receipt of Notice of Award:
 - Processing fee of Two Thousand Pesos (P2,000.00) shall be paid upon submission of complete requirements;
 - Equity, if applicable;
 - One (1)-year advance insurance premiums (sales redemption insurance as well as non-life insurance);
 - c.4. In case the Bid Offer, net of the five percent (5%) downpayment, is still higher than the approved amount for Long-Term Installment, the amount in excess shall be treated as equity. It shall be paid within thirty (30) calendar days from receipt of Notice of Approval of Sale (NOAS).
 - c.5. Former owners or housing loan borrowers, who have previous housing accounts that were foreclosed/cancelled and wish to participate on the 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 the bidder's fault, the five percent (5%) downpayment shall be forfeited in favor of the Pag-IBIG Fund.
22. If the winning bidder fails or refuses to push through with the purchase of the property or fails to comply with the requirements stated on the Notice of Award within the prescribed period, he/she/they shall lose his/her/their right as winning bidder and the five percent (5%) downpayment shall be forfeited in favor of the Pag-IBIG Fund.
23. The Pag-IBIG Fund shall declare the next highest bidder as the winning bidder in case the sale to the original winning bidder is cancelled. He/she/they shall be required to pay a downpayment of five percent (5%) of the offer price 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.

24. Interested parties may contact the Marketing and Sales Department thru **Ms. Josephine M. Jacinto, Ms. Jean R. Fontanilla and Ms. Shera Mae Ashley C. Barba** at tel. no(s). **(072) 242-1947** or cellphone nos. **0919-6137587 (smart)** or **0915-8338928 (globe)**. You may also email your inquiries for further details at luhbc_aad@pagibigfund.gov.ph .

PAG-IBIG FUND RESERVES THE RIGHT TO REJECT ANY OR ALL OFFERS, TO WAIVE ANY FORMALITY THEREIN OR ACCEPT SUCH OFFER AS MAY BE CONSIDERED MOST ADVANTAGEOUS TO THE FUND. THE DECISION OF THE FUND IS FINAL AND BINDING.

(Sgd) NANETTE GERARDA T. ABILAY
Chairman, Committee on Disposition of
Acquired Assets

<https://www.foreclosurephilippines.com>

PAG-IBIG FUND
La Union Housing Business Center

LIST OF ACQUIRED ASSETS FOR PUBLIC AUCTION
October 02, 2024

Publication Batch Number: 2nd Sealed Public Bidding (11th Tranche)

| ITEM NO. | PROPERTY NUMBER | PROPERTY LOCATION | TYPE | TCT/CCT NO. | LOT AREA | FLOOR AREA | MINIMUM BID PRICE | APPRAISAL DATE | REQUIRED GROSS MONTHLY INCOME FOR BIDDERS WHO WILL CHOOSE LONG TERM INSTALLMENT AS MODE OF PAYMENT (Amount is based on minimum bid price, required GMI may change depending on actual Bid Offer) | REMARKS |
|-----------------------------------|-----------------|--|-----------------|----------------|----------|------------|-------------------|----------------|---|--|
| LOT ONLY - BENGUET | | | | | | | | | | |
| 1 | 829202309210016 | LOT 16 BLOCK 19 MEGA REALM HOUSING TAKIAN SHILAN LA TRINIDAD BENGUET | Lot Only | 016-2023003889 | 273.00 | 0.00 | 2,756,754.00 | 6/1/2023 | 48,496.59 | UNOCCUPIED - TITLE IN THE NAME OF HDMF |
| 2 | 829202309210008 | LOT 8 BLOCK 23 MEGA REALM HOUSING TAKIAN SHILAN LA TRINIDAD BENGUET | Lot Only | 016-2023003894 | 283.00 | 0.00 | 2,929,050.00 | 6/1/2023 | 51,527.61 | UNOCCUPIED - TITLE IN THE NAME OF HDMF |
| SINGLE ATTACHED - LA UNION | | | | | | | | | | |
| 3 | 828202312180001 | LOT 25 BLOCK 9 ST. JOSEPH SUBDIVISION CONCEPCION ROSARIO LA UNION | Single Attached | 025-2019000327 | 90.00 | 56.25 | 1,085,976.00 | 11/23/2023 | 19,104.40 | OCCUPIED - TITLE IN THE NAME OF HDMF |

<https://www.foreclosurephilippines.com>