

HOME GUARANTY CORPORATION
Office of the President
NOTICE OF SALE

The Home Guaranty Corporation (HGC) is offering the following condominium units located at President Tower, Timog Avenue corner Scout Ybardolaza St., Brgy. South Triangle, Diliman, Quezon City for sale on “as-is, where-is” basis in cash or installment, or for lease under a rent-to-own scheme:

ITEM NO.	LOCATION	CCT. No.	FLOOR AREA in sq.m.	SELLING PRICE (Php)	MONTHLY RENTAL RATE (Php)	REMARKS
1	2 nd Floor, Unit 201	N-19536	44.10	2,535,750.00	13,300.00	Vacant (Office); Title for transfer in the name of HGC
2	2 nd Floor, Unit 202	N-19537	55.15	3,171,125.00	16,600.00	Vacant (Office); Title for transfer in the name of HGC
3	3 rd Floor, Unit 302	N-19539	44.09	2,535,175.00	13,300.00	Being used as a storage; Title for transfer in the name of HGC
4	3 rd Floor, Unit 303	N-19540	55.47	3,189,525.00	16,700.00	Being used as a storage; Title for transfer in the name of HGC
5	4 th Floor, Unit 402	N-19542	44.09	2,535,175.00	13,300.00	Being used as a storage; Title for transfer in the name of HGC
6	4 th Floor, Unit 403	N-19543	54.18	3,115,350.00	16,300.00	Vacant (Office); Title for transfer in the name of HGC
7	5 th Floor, Unit 502-A	N-19545	89.94	5,171,550.00	27,000.00	Vacant (Office); Title for transfer in the name of HGC
8	5 th Floor, Unit 507	N-19551	130.22	8,138,750.00	39,100.00	Vacant (Office); Title for transfer in the name of HGC
9	6 th Floor, Unit 601	N-19558	137.00	8,562,500.00	41,100.00	Vacant (Office); Title for transfer in the name of HGC
10	6 th Floor, Unit 602	N-19559	151.74	9,483,750.00	45,600.00	Vacant (Office); Title for transfer in the name of HGC
11	6 th Floor, Unit 603	N-19560	129.66	8,103,750.00	38,900.00	Vacant (Office); Title for transfer in the name of HGC
12	6 th Floor, Unit 604	N-19561	33.72	2,107,500.00	10,200.00	Vacant (Office); Title for transfer in the name of HGC
13	6 th Floor, Unit 605	N-19562	74.67	4,666,875.00	22,500.00	Vacant (Office); Title for transfer in the name of HGC
14	6 th Floor, Unit 606	N-19563	100.05	6,253,125.00	30,100.00	Vacant (Office); Title for transfer in the name of HGC
15	6 th Floor, Unit 607	N-19564	130.22	8,138,750.00	39,100.00	Vacant (Office); Title for transfer in the name of HGC
16	6 th Floor, Unit 608	N-19565	144.47	9,029,375.00	43,400.00	Vacant (Office); Title for transfer in the name of HGC
17	6 th Floor, Unit 609	N-19566	65.95	4,121,875.00	19,800.00	Vacant (Office); Title for transfer in the name of HGC
18	6 th Floor, Unit 610	N-19567	87.74	5,483,750.00	26,400.00	Vacant (Office); Title for transfer in the name of HGC
19	6 th Floor, Unit 611	N-19568	65.77	4,110,625.00	19,800.00	Vacant (Office); Title for transfer in the name of HGC
20	6 th Floor, Unit 612	N-19569	129.99	8,124,375.00	39,000.00	Vacant (Office); Title for transfer in the name of HGC
21	6 th Floor, Unit 614	N-19570	145.92	9,120,000.00	43,800.00	Vacant (Office); Title for transfer in the name of HGC
22	12 th Floor, Unit 1204	N-19635	54.59	3,332,719.50	18,100.00	Vacant (Residential); Title for transfer in the name of HGC
23	12 th Floor, Unit 1205	N-19636	52.12	3,129,806.00	17,200.00	Vacant (Residential); Title for transfer in the name of HGC
24	12 th Floor, Unit 1208	N-19639	54.71	3,476,820.50	18,100.00	Vacant (Residential); Title for transfer in the name of HGC
25	15 th Floor, Unit 1507	N-19670	56.89	3,615,359.50	18,800.00	Vacant (Residential); Title for transfer in the name of HGC
26	15 th Floor, Unit 1509	N-19672	53.65	3,409,457.50	17,800.00	Vacant (Residential); Title for transfer in the name of HGC
27	16 th Floor, Unit 1604	N-19683	84.39	5,362,984.50	27,900.00	Being used as a storage; Title for transfer in the name of HGC
28	16 th Floor, Unit 1606	N-19685	88.33	5,613,371.50	29,200.00	Vacant (Residential); Title for transfer in the name of HGC

29	16 th Floor, Unit 1611	N-19690	49.98	3,301,179.00	16,500.00	Vacant (Residential); Title for transfer in the name of HGC
30	17 th Floor, Unit 1703	N-19694	89.46	5,685,183.00	29,600.00	Vacant (Residential); Title for transfer in the name of HGC
31	17 th Floor, Unit 1704	N-19695	84.06	5,552,163.00	27,800.00	Vacant (Residential); Title for transfer in the name of HGC
32	17 th Floor, Unit 1705	N-19696	50.34	3,324,957.00	16,700.00	Vacant (Residential); Title for transfer in the name of HGC
33	17 th Floor, Unit 1706	N-19697	88.39	5,838,159.50	29,200.00	With illegal occupant; Title for transfer in the name of HGC
34	17 th Floor, Unit 1707	N-19698	88.97	5,654,043.50	29,400.00	Vacant (Residential); Title for transfer in the name of HGC
35	17 th Floor, Unit 1711	N-19702	50.38	3,327,599.00	16,700.00	Vacant (Residential); Title for transfer in the name of HGC
36	17 th Floor, Unit 1712	N-19703	85.61	5,654,540.50	28,300.00	Vacant (Residential); Title for transfer in the name of HGC
37	18 th Floor, Unit 1803	N-19706	89.11	5,217,390.50	29,500.00	Vacant (Residential); Title for transfer in the name of HGC
38	Ground Floor, Unit G4	N-19534	30.21	1,857,915.00	9,100.00	With illegal occupant; Title for transfer in the name of HGC
39	11 th Floor, Unit 1105	N-19618	51.74	3,236,337.00	18,700.00	Vacant (Office); Title for transfer in the name of HGC
40	19 th Floor, Unit 1901	N-19716	85.36	5,569,740.00	29,100.00	Vacant (Office); Title for transfer in the name of HGC
41	19 th Floor, Unit 1902	N-19717	41.37	2,699,392.50	14,100.00	Vacant (Office); Title for transfer in the name of HGC HGC
42	19 th Floor, Unit 1903	N-19718	89.93	5,867,932.50	30,600.00	Vacant (Office); Title for transfer in the name of HGC
43	19 th Floor, Unit 1904	N-19719	84.91	5,540,377.50	28,900.00	Vacant (Office); Title for transfer in the name of HGC
44	19 th Floor, Unit 1905	N-19720	50.81	3,315,352.50	17,300.00	Vacant (Office); Title for transfer in the name of HGC
45	19 th Floor, Unit 1906	N-19721	88.92	5,802,030.00	30,300.00	Vacant (Office); Title for transfer in the name of HGC
46	19 th Floor, Unit 1907	N-19722	88.93	5,802,682.50	30,300.00	Vacant (Office); Title for transfer in the name of HGC
47	19 th Floor, Unit 1908	N-19723	40.49	2,641,972.50	13,800.00	Vacant (Office); Title for transfer in the name of HGC
48	19 th Floor, Unit 1909	N-19724	85.66	5,589,315.00	29,200.00	Vacant (Office); Title for transfer in the name of HGC
49	19 th Floor, Unit 1910	N-19725	84.45	5,510,362.50	28,800.00	Vacant (Office); Title for transfer in the name of HGC
50	19 th Floor, Unit 1911	N-19726	50.78	3,313,395.00	17,300.00	Vacant (Office); Title for transfer in the name of HGC
51	19 th Floor, Unit 1912	N-19727	84.45	5,510,362.50	28,800.00	Vacant (Office); Title for transfer in the name of HGC
52	20 th Floor, Unit 2001	N-19728	139.91	9,129,127.50	47,600.00	Vacant (Office); Title for transfer in the name of HGC
53	20 th Floor, Unit 2002	N-19729	138.39	9,029,947.50	47,100.00	Vacant (Office); Title for transfer in the name of HGC
54	20 th Floor, Unit 2003	N-19730	104.10	6,792,525.00	35,400.00	Vacant (Office); Title for transfer in the name of HGC
55	20 th Floor, Unit 2004	N-19731	96.01	6,264,652.50	32,700.00	Vacant (Residential); Title for transfer in the name of HGC
56	20 th Floor, Unit 2005	N-19732	183.33	11,962,282.50	62,400.00	Vacant (Residential); Title for transfer in the name of HGC
57	20 th Floor, Unit 2006	N-19733	107.59	7,020,247.50	36,600.00	Vacant (Residential); Title for transfer in the name of HGC
58	20 th Floor, Unit 2009	N-19736	137.27	8,956,867.50	46,700.00	Vacant (Residential); Title for transfer in the name of HGC
59	20 th Floor, Unit 2011	N-19738	97.84	6,384,060.00	33,300.00	Vacant (Residential); Title for transfer in the name of HGC
60	20 th Floor, Unit 2012	N-19739	55.54	3,623,985.00	18,900.00	Vacant (Office); Title for transfer in the name of HGC
61	20 th Floor, Unit 2014	N-19740	98.59	6,432,997.50	33,600.00	Vacant (Office); Title for transfer in the name of HGC
62	22 nd Floor, Unit 2202	N-19743	360.44	23,518,710.00	122,600.00	With illegal occupant; Title for transfer in the name of HGC

63	22 nd Floor, Unit 2203	N-19744	194.53	12,693,082.50	66,200.00	Vacant (Residential); Title for transfer in the name of HGC
64	22 nd Floor, Unit 2204	N-19745	367.87	24,371,387.50	125,100.00	With illegal occupant; Title for transfer in the name of HGC
65	22 nd Floor, Unit 2205	N-19746	358.53	23,394,082.50	122,000.00	Vacant (Residential); Title for transfer in the name of HGC
	GRAND TOTAL		6,433.07	411,025,506.00		

GENERAL GUIDELINES

- The sale of the condominium units is on an "as is, where is" basis. Prospective bidders are advised to inspect the units to determine their physical condition and check on the titles and the corresponding tax declarations.
- Bid documents can be secured from the HGC Office, Marketing and Sales Department (MSD), located at 4th Floor, Jade Building, 335 Sen. Gil Puyat Avenue, Makati City or downloaded from the HGC website at www.hgc.gov.ph starting on **February 11, 2019** from 8:00 a.m. to 5:00 p.m. up to **February 26, 2018, 2:00 p.m.**
- For clarifications on the properties for sale and the guidelines for bidding, prospective bidders are invited to attend the pre-bid conference to be held at the HGC Conference Room situated at the 4th Floor on **February 21, 2019 at 2:00 P.M.**
- Bidders are required to secure a Payment Acceptance Order from MSD for the payment of a bid security. Payment shall be made at the Cashier located at the 2nd floor of the HGC Office in cash or thru manager's check equivalent to a percentage of the selling price as specified in the table below:

SELLING PRICE (SP)	BID SECURITY
Up to Php 3.0Mn	5% of the SP
Over Php 3.0Mn	10% of the SP

5. Manner of Payment

5.1 For outright sale, payment can be made either in cash or through installment, as follows:

5.1.1 Cash Payment: The bidder shall be required to pay in full the bid price, net of bid security paid, within (5) working days from receipt of the Notice of Award of Sale (NOAS) in his/her favor.

5.1.2 Installment Scheme: Bidders can avail themselves of the HGC's In-house Financing with a maximum term of 15 years or pay the bid price in one (1) year without interest.

a. HGC In-house Financing

- Minimum downpayment: 10% of the bid price
- Balance shall be payable within a maximum period of 15 years, provided that the age of the bidder does not exceed 70 at the end of the contract term.
- Interest rate is at 12% per annum, however, if the buyer pays on or before the due date, he/she can be entitled to a prompt payer discount in which case the interest rate is at 11% per annum.

b. One-Year Installment Scheme

- Minimum downpayment: 10% of the bid price
- Balance shall be payable within a period of one year in equal monthly installment at zero percent (0%) interest.

5.2 Rent-to-Own Program: Bidders can offer to lease the units with option to purchase under the HGC's Rent-to-Own Program as follows:

- Minimum monthly lease rate: Please refer to the above table of the units for sale for the monthly rental rate
- Term of Lease: Maximum period of five (5) years
- Lease rate is subject to a 10% annual escalation
- Initial cash out: 2 months advance and 2 months deposit (based on the monthly lease rate)

- The Lessee must exercise his/her option to purchase the property within the 5-year term by paying for the property in cash based on the published selling price.
- Should the Lessee opt to purchase the unit at any time within the 5-year term, a percentage of the lease payments shall be applied as partial payment on the unit. The percentage of application is specified on the table below:

YEAR	PERCENTAGE OF APPLICATION
1	100%
2	90%
3	80%
4	70%
5	60%

6. Bid proposals shall be dropped at the designated bid box located at the MSD office (4th floor) starting **February 11, 2019 until 2:00 P.M. of February 26, 2019**. All bid proposals received during the said period shall be opened immediately at 3:00 P.M., at the 4th Floor Conference Room.
7. The award of sale of the units shall be based on the offer deemed to be most advantageous to the Corporation.
8. Condominium units that will remain unsold shall be posted at the HGC website at www.hgc.gov.ph and www.bbbprogram.com. Interested bidders can submit bid proposals to the MSD (4th Floor) subject to the same guidelines spelled out above. Opening of bids is being conducted every 2nd and 4th Tuesday of the month.

For inquiries, please call the MSD at telephone numbers 897-31-49 & 897- 32-86 or visit the HGC office at the 4th Floor, Jade Building, 335 Sen. Gil Puyat Avenue, Makati City.

THE CORPORATION RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS OR TO ACCEPT SUCH BIDS AS MAY BE CONSIDERED MOST ADVANTAGEOUS TO THE CORPORATION.

(Sgd.) RAFAEL P. DELOS SANTOS
 Vice President
 Asset Management and Disposition Group