



**National Power Corporation  
Employees Savings and Welfare Fund**

Quezon Avenue corner Senator Miriam Defensor-Santiago Avenue, Diliman 1103  
Quezon City, Philippines Tel Nos. (632)8924-5335 / 8924-5399



May 9, 2025

**NOTICE OF BIDDING  
(HLURB LICENSE TO SELL NO. 05513)**

YOU ARE INVITED TO PARTICIPATE IN THE SEALED BIDDING OF TEN (10) RESIDENTIAL LOTS, LOCATED AT NAPOCOR VILLAGE, TANDANG SORA, QUEZON CITY AND PARTICULARLY DESCRIBED AS FOLLOWS:

LOT DESCRIPTION	AREA	TCT NO.	LOCATION
1. Block 5, Lot 1	836 sq.m.	TCT No. 322953(RT-84384)	Angat Street
2. Block 5, Lot 2	501 sq.m.	TCT No. 322954(RT-84383)	Angat Street
3. Block 5, Lot 3	586 sq.m.	TCT No. 322955 (004 RT-2023014020)	Magat Street
4. Block 5, Lot 4	848 sq.m.	TCT No. 322956 (RT-84382)	Loboc Street
5. Block 5, Lot 5-B	156 sq.m.	TCT No. 004-2024000575	Angat Street
6. Block 5, Lot 5-C	156 sq.m.	TCT No. 004-2024000576	Angat Street
7. Block 5, Lot 5-D	157 sq.m.	TCT No. 004-2024000577	Angat Street
8. Block 5, Lot 6-A	169 sq.m.	TCT No. 004-2024001104	Angat Street
9. Block 5, Lot 6-B	169 sq.m.	TCT No. 004-2024001105	Angat Street
10. Block 5, Lot 6-C	170 sq.m.	TCT No. 004-2024001106	Angat Street

MINIMUM BID PRICE - Php45,000.00 per square meter (based on the Bureau of Internal Revenue's (BIR) zonal value of real properties prescribed in the Department of Finance's Department Order (DO) No. 037-2024 effective May 1, 2024).

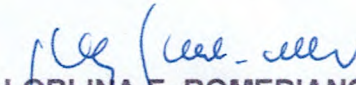
PARTICIPATION FEE - Php5,000.00

TERMS - CASH

INTERESTED BIDDERS MAY DROP THEIR SEALED BIDS INSIDE THE WELFARE FUND DROP BOX LOCATED AT THE LOBBY OF THE NPC MAIN OFFICE BLDG., FROM JULY 7-10, 2025. OPENING OF BIDS WILL BE ON JULY 11, 2025.

BIDDERS MAY SECURE GUIDELINES, BID FORMS, VICINITY MAP AND PAY THE CASH BOND AT THE NPC WELFARE FUND OFFICE, POOLSIDE AREA, QUEZON AVENUE CORNER SENATOR MIRIAM DEFENSOR-SANTIAGO AVENUE, DILIMAN, QUEZON CITY. FOR MORE INFORMATION, YOU MAY CALL 89245335 OR 89245399.

FOR THE NPC-WELFARE FUND BOARD OF TRUSTEES:

  
**LORLINA E. BOMEDIANO**

Chairperson

NPC Employees' Savings and Welfare Fund





# National Power Corporation Employees Savings and Welfare Fund

Quezon Avenue corner Senator Miriam Defensor-Santiago Avenue, Diliman 1100  
Quezon City, Philippines Tel Nos. (632)8924-5335 / 8924-5399



May 9, 2025

## GUIDELINES / MECHANICS ON THE SALE OF TEN (10) RESIDENTIAL LOTS NAPOCOR VILLAGE, TANDANG SORA, QUEZON CITY

### I. LOCATION OF PROPERTIES FOR AUCTION

- B5L3 - Magat St., NAPOCOR Village, Tandang Sora, Quezon City
- B5L4 - Loboc St., NAPOCOR Village, Tandang Sora, Quezon City
- B5L1; L2; B5L5-B; L5-C; L5-D; L6-A; L6-B; L6-C - Angat St.,  
NAPOCOR Village, Tandang Sora, Quezon City

### II. SPECIFICATION OF PROPERTIES

1. BLOCK 5, LOT 1	836 sq.m.	TCT No. 322953(RT-84384)
2. BLOCK 5, LOT 2	501 sq.m.	TCT No. 322954(RT-84383)
3. BLOCK 5, LOT 3	586 sq.m.	TCT No. 322955 (004-RT2023014020)
4. BLOCK 5, LOT 4	848 sq.m.	TCT No. 322956 (RT-84382)
5. BLOCK 5, LOT 5-B	156 sq.m.	TCT No. 004-2024000575
6. BLOCK 5, LOT 5-C	156 sq.m.	TCT No. 004-2024000576
7. BLOCK 5, LOT 5-D	157 sq.m.	TCT No. 004-2024000577
8. BLOCK 5, LOT 6-A	169 sq.m.	TCT No. 004-2024001104
9. BLOCK 5, LOT 6-B	169 sq.m.	TCT No. 004-2024001105
10. BLOCK 5, LOT 6-C	170 sq.m.	TCT No. 004-2024001106

### III. MINIMUM BID PRICE

Php45,000.00 per square meter (based on the Bureau of Internal Revenue's (BIR) zonal value of real properties prescribed in the Department of Finance's Department Order (DO) No. 037-2024 effective May 1, 2024).

### IV. QUALIFICATIONS

1. Legal Capacity: The bidder must be a legally recognized entity, such as an individual, a corporation, or a partnership, with the legal capacity to enter into contracts.
2. Financial Capability: Bidders should demonstrate their financial capability to participate in the bidding process and, if awarded, fulfill their financial obligations for the acquisition of the government property.
3. Good Standing: Bidders must be in good standing with NPC and the NPC Employees' Savings and Welfare Fund ("NPC ESWF" or "Welfare Fund") and must not have any unresolved legal issues or disputes that may affect their eligibility to bid.
4. Conflict of Interest: Bidders must not have any conflicts of interest that could compromise the fairness and integrity of the bidding process. This includes individual who are personnel or have familiar relations up to the 3<sup>rd</sup> degree of consanguinity and affinity with the personnel of the NPC ESWF, the entity responsible for managing the bid.



## V. GENERAL GUIDELINES:

1. Bidding is open to the general public, provided they meet the qualifications outlined in item IV. This included legally recognized entities, bidders with financial capability, bidders in good standing with NPC and NPC ESWF, and bidders without any conflict of interest that could compromise the fairness of the bidding process.
2. All interested bidders may conduct an ocular inspection of the properties. Sketch maps and reference photos of the properties are also available for inspection at the Welfare Fund Office and will be posted in the designated social media pages and bulletin boards with NPC premises.
3. Bidders are required to pay a non-refundable Cash Bond of Pesos: Five Thousand (Php5,000.00) at the Welfare Fund Office, Poolside Area, Quezon Avenue corner Senator Miriam Defensor-Santiago Avenue, Diliman, Quezon City.
4. Interested and qualified bidders must register and complete the Offer to Bid Form then submit and deposit it in the Dropbox placed at the NPC Lobby during the designated time schedules (see below), along with the following documents:
  - a. Offer to Bid Form;
  - b. Valid IDs of offeror and their authorized representative (if any);
  - c. In case the offeror is unable to personally submit the Purchase Offer form at the designated time, he/she may appoint a representative with an authorization letter/Special Power of Attorney (SPA). The authorization letter is solely limited to the submission of the Offer to Bid Form;
  - d. Copy of Official Receipt of the paid Cash Bond.
5. In order to ensure fair competition, transparency, and efficiency in the bidding process, the notice of bidding will be publicly posted on NPC and NPC ESWF websites, as well as in a newspaper of general circulation.
6. The opening of the submitted Offers to Bid will be based on the designated time and date as scheduled below. The bidder who offers the highest bid shall be declared as the winner. In case of a tie, WF reserves the right to resolve the winning bidder through toss coin between the tied bidders.
7. The list of successful bidders will be published on NPC and NPC ESWF websites and NPC Bulletin board. Notice of Award will be sent through email to the winning bidder.
8. The properties will be sold on "AS IS, WHERE IS" basis, and the bidder must acknowledge and accept the properties' current physical condition upon successful bidding as documented in a Certificate of Acceptance.



9. The successful bidder or buyer is required to make the full payment of the winning bid price in cash within fifteen (15) days from receiving the Notice of Award. The Cash Bond will be returned or refunded once the full payment has been received.
10. Upon failure of the winning bidder to pay within the prescribed 15 days period, the Welfare Fund Board of Trustees (WFBT) shall declare the award as invalid and proceed to award the property to the second highest bidder.
11. **Expenses such as Capital Gains Tax, Documentary Stamps, Notarization fees, and all other expenses that may be imposed by the Government or City relative to the transfer of the property to the winning bidder will be shouldered by the buyer** while the current real property taxes are shouldered by the NPC WF.
12. For further inquiries, interested parties may inquire at the Welfare Fund Office, Poolside Area, Quezon Avenue corner Senator Miriam Defensor-Santiago Avenue, Diliman, Quezon City through the NPC Welfare Fund Section Chief at telephone numbers 89245399/89245335.

The WFBT retains the right to reject bids or cancel the award in cases of misrepresentation or violations of these Guidelines.

#### VI. SCHEDULE OF AUCTION

Activity	Date
1. Posting of publication of Notice of Bidding and General Guidelines	(Monday) May 13, 2025
2. Ocular inspection and viewing of sketch/vicinity maps and other relevant documentation; receiving inquiries from potential bidders; payment of cash bond	Until (Friday) June 27, 2025
3. Submissions of sealed bids to be placed in the <b>Welfare Fund Dropbox</b> located at the NPC lobby.	(Monday-Thursday) July 7-10, 2025
4. Opening of Sealed Bids	(Friday) July 11, 2025
5. Announcement of and notification to highest bidders.	(Monday) July 14, 2025
6. Mailing of Notice of Award; and signing and submission of Certificate of Acceptance	(Monday-Tuesday) July 14-15, 2025
7. Deadline of Payment (15 business days from receiving of Notice of Award)	(Monday) August 5, 2025

#### FOR THE NPC-WELFARE FUND BOARD OF TRUSTEES:

  
**LORLINA E. BOMEDIANO**  
 Chairperson  
 NPC Employees' Savings and Welfare Fund

Encls: Offer to Bid Form



**OFFER TO BID**\_\_\_\_\_  
Date

To: NPC EMPLOYEES' SAVINGS AND WELFARE FUND ("NPC ESWF" or  
"Welfare Fund") BOARD OF TRUSTEES

Relative to your **"INVITATION TO BID"** on the sale of Welfare Fund properties published  
in the newspaper/NPC Website to be held on \_\_\_\_\_ at

I/we hereby submit my/our bid offer, subject to the terms and conditions stated in the  
Welfare Fund Guidelines on the sale of **ten (10) residential lots at Block 5, Napocor  
Village, Tandang Sora, Quezon City:**

## 1. Location of the Property:

- ☐ Block 5, Lot No. 1 with an area of 836 sq.m. located at Angat Street, Napocor  
Village, Tandang Sora, Quezon City
- ☐ Block 5, Lot No. 2 with an area of 501 sq.m. located at Angat Street, Napocor  
Village, Tandang Sora, Quezon City
- ☐ Block 5, Lot No. 3 with an area of 586 sq.m. located at Magat Street, Napocor  
Village, Tandang Sora, Quezon City
- ☐ Block 5, Lot No. 4 with an area of 848 sq.m. located at Loboc Street, Napocor  
Village, Tandang Sora, Quezon City
- ☐ Block 5, Lot No. 5-B with an area of 156 sq.m. located at Angat Street, Napocor  
Village, Tandang Sora, Quezon City
- ☐ Block 5, Lot No. 5-C with an area of 156 sq.m. located at Angat Street, Napocor  
Village, Tandang Sora, Quezon City
- ☐ Block 5, Lot No. 5-D with an area of 157 sq.m. located at Angat Street, Napocor  
Village, Tandang Sora, Quezon City
- ☐ Block 5, Lot No. 6-A with an area of 169 sq.m. located at Angat Street, Napocor  
Village, Tandang Sora, Quezon City
- ☐ Block 5, Lot No. 6-B with an area of 169 sq.m. located at Angat Street, Napocor  
Village, Tandang Sora, Quezon City
- ☐ Block 5, Lot No. 6-C with an area of 170 sq.m. located at Angat Street, Napocor  
Village, Tandang Sora, Quezon City

2. Bid Price: In words: \_\_\_\_\_ (P \_\_\_\_\_)

3. Cash Bond of Php5,000.00 under WF Official Receipt \_\_\_\_\_ dated \_\_\_\_\_.

4. Mode of Payment for the remaining Balance of Bid Offer:

**Cash** - To pay within 15 days from receipt of Notice of Award simultaneous with  
the signing of the Deed of Absolute Sale.

I/we certify that the information/statement indicated herein is to my/our knowledge, true, correct, complete and updated and I/we conducted an ocular inspection of the said property/ies before tendering this offer to bid. Further, I/we hereby agree of the following:

1. To purchase the property on "AS IS, WHERE IS" basis and accept the guidelines on the sale of the Welfare Fund property.
2. That I/we enclose our non refundable Cash Bond payable to the Welfare Fund.

\_\_\_\_\_  
Bidder

Contact No: \_\_\_\_\_  
Email : \_\_\_\_\_  
Address : \_\_\_\_\_