



Home Development Mutual Fund
Zamboanga Housing Business Center
Pag-IBIG Fund Bldg., San Jose Road,
Baliwasan, Zamboanga City

INVITATION FOR PUBLIC AUCTION

February 22, 2018

The Home Development Mutual Fund (Pag-IBIG FUND) Zamboanga Housing Business Center-Committee on Disposition of Acquired Assets shall conduct a PUBLIC AUCTION for the following ACQUIRED RESIDENTIAL PROPERTIES on **February 22, 2018; 8:00 A.M.** at **JADE ROOM GRAND ASTORIA HOTEL, ZAMBOANGA CITY.** A PRE-BID CONFERENCE will be conducted on the same date.

PROPERTY	LOCATION OF PROPERTY (ZAMBOANGA 1 ST BIDDING)			LOT	FLOOR	MINIMUM	STATUS OF TCT
ITEM NO.	BLK	LOT	DESCRIPTION	AREA	AREA	BID PRICE	
ZAMBOANGA CITY							
1	2	6	Panglima Hawani Subdivision, San Roque, Zamboanga City	150	45	903,837.76	CTS – For Consolidation to HDMF
2	16	2	Villa San Ignacio, Tumaga, Zamboanga City	188	-	1,485,200.00	CTS – For Consolidation to HDMF
3	5	1	A & W Subdivision, Guiwan, Zamboanga City	160	42	860,000.00	CTS – For Consolidation to HDMF
4	6	9	A & W Subdivision, Putik, Zamboanga City	160	80	879,040.00	CTS – For Consolidation to HDMF
5		1	Tumaga, Zamboanga City	74	114	1,605,450.00	CTS – For Consolidation to HDMF
6		1234-F-2	Sta. Barbara, Zamboanga City	311	73.3	1,825,230.00	CTS – For Consolidation to HDMF
7		2032-C & 2032-D	Calle Prosperidad, Lunzuran, Zamboanga City	1156	-	3,005,600.00	CTS – For Consolidation to HDMF
8	5	11	Asid Kingdom Village, Sinunuc, Zamboanga City	176	69.5	860,870.00	CTS – For Consolidation to HDMF
9		44-B-3-D-6	Talon Talon, Zamboanga City	160	-	320,000.00	CTS – For Consolidation to HDMF

PROPERTY	LOCATION OF PROPERTY (ZAMBOANGA 2 ND BIDDING)			LOT	FLOOR	MINIMUM	STATUS OF TCT
ITEM NO.	BLK	LOT	DESCRIPTION	AREA	AREA	BID PRICE	
ZAMBOANGA CITY							
10	4	28	Teacher's Village Subdivision, Cabaluyan, Zamboanga City	110	33	512,082.00	CTS – For Consolidation to HDMF
11	1	10	Patricio Homes, Lunzuran, Zamboanga City	130	74	1,780,956.00	CTS – For Consolidation to HDMF
12	3	4	Executive Homes Subdivision, Mampang, Zamboanga City	137	43.2	877,104.00	CTS – For Consolidation to HDMF
13		2106-B-1-G	Sto. Niño Village, Putik, Zamboanga City	150	52	874,926.00	CTS – For Consolidation to HDMF
14	7	10	Divisoria Valley, Divisoria, Zamboanga City	369	112	2,676,177.00	CTS – For Consolidation to HDMF
15		9-D	Sto. Niño Village, Putik, Zamboanga City	472	123	2,713,536.00	CTS – For Consolidation to HDMF
16		481-A-2-B	Tugbungan, Zamboanga City	722	-	1,124,154.00	CTS – For Consolidation to HDMF
17		3-A-2	Calle Socorro, Mercedes, Zamboanga City	524	-	848,880.00	CTS – For Consolidation to HDMF
18		9-C-3-C	Marcos Drive, Putik, Zamboanga City	300	-	572,400.00	CTS – For Consolidation to HDMF
19		6	Ayala, Zamboanga City	890	-	961,200.00	CTS – For Consolidation to HDMF
20	3	21	Island Green Subdivision, Mampang, Zamboanga City	192	42	1,017,684.00	CTS – For Consolidation to HDMF
21		5 & 6	Villa Teresa Subdivision, Mampang, Zamboanga City	104	48	612,240.00	CTS – For Consolidation to HDMF
22		2-B-18	Talon Talon, Zamboanga City	200	88	1,464,381.84	CTS – For Consolidation to HDMF
23	1	13 & 14	HB Homes Ph II Sinunuc, Zamboanga City	200	37.2	1,079,997.68	CTS – For Consolidation to HDMF
24	20	10	Doña Felisa Subdivision, Mercedes, Zamboanga City	120	64.6	977,049.24	CTS – For Consolidation to HDMF
25		4951-C-6	Labuan, Zamboanga City	1145	-	772,875.00	CTS – For Consolidation to HDMF

PROPERTY	LOCATION OF PROPERTY (BASILAN 1 ST BIDDING)			LOT	FLOOR	MINIMUM	STATUS OF TCT
ITEM NO.	BLK	LOT	DESCRIPTION	AREA	AREA	BID PRICE	
ISABELA CITY							
26		11-E-2	Busay, Isabela City, Basilan	500	130	1,115,560.00	CTS – For Consolidation to HDMF
27		1068-E-5-U	Sumagdang, Isabela City, Basilan	1000	-	979,520.00	CTS – For Consolidation to HDMF

PROPERTY	LOCATION OF PROPERTY (JOLO 1 ST BIDDING)			LOT	FLOOR	MINIMUM	STATUS OF TCT
ITEM NO.	BLK	LOT	DESCRIPTION	AREA	AREA	BID PRICE	
PATIKUL & JOLO, SULU							
28	2	8	Panglima Hawani Subdivision Budwak, Jolo, Sulu	150	45	537,100.00	CTS – For Consolidation to HDMF
29	8	12	Panglima Hawani Subdivision Budwak, Jolo, Sulu	150	46	618,720.00	CTS – For Consolidation to HDMF
30	5	11	Panglima Hawani Subdivision Ph I Budwak, Jolo, Sulu	150	46	772,074.90	CTS – For Consolidation to HDMF

PROPERTY	LOCATION OF PROPERTY (PATIKUL & JOLO 2 ND BIDDING)			LOT	FLOOR	MINIMUM	STATUS OF TCT
ITEM NO.	BLK	LOT	DESCRIPTION	AREA	AREA	BID PRICE	
PATIKUL & JOLO, SULU							
31	1	28	Sulu First Estate Subdivision, Latih, Patikul, Sulu	120	-	151,200.00	CTS – For Consolidation to HDMF
32	2	12	Panglima Hawani Subdivision Ph I Budwak, Jolo, Sulu	150	46	556,848.00	CTS – For Consolidation to HDMF
33	4	13	Panglima Hawani Subdivision Ph I Budwak, Jolo, Sulu	150	46	578,016.00	CTS – For Consolidation to HDMF
34	9	13	Panglima Hawani Subdivision Ph II Budwak, Jolo, Sulu	150	46	455,103.12	CTS – For Consolidation to HDMF
35	1	20	Sulu First Estate Subdivision Ph I Latih, Patikul, Sulu	120	36	294,045.47	CTS – For Consolidation to HDMF
36	3	11	Sulu First Estate Subdivision Subdivision Ph I Latih, Patikul, Sulu	120	36	408,274.56	CTS – For Consolidation to HDMF

GENERAL GUIDELINES

- Interested parties are required to secure copies of: (a) INSTRUCTION TO BIDDERS (HQP-AAF-104) and (b) OFFER TO BID (HQP-AAF-103) from the office of the Acquired Assets Management and Disposition Unit of the HDMF, Pag-IBIG Fund Office San Jose Road., Zamboanga City or any Member Services Branch near you or may download the forms at www.pagibigfund.gov.ph (link Disposition of Acquired Assets for Public Auction).

- 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 may be viewed at www.pagibigfund.gov.ph/aa/aa.aspx (Other properties for sale-Disposition of Acquired Assets for Public Auction).
- 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 are any erratum posted on the list of properties posted under the sealed public auction.
- Sealed proposals shall be received by the Committee on Disposition of Acquired Assets' Secretariat at the designated venue, starting 10:00 AM but not later than 10:30 AM 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 Bid Offer shall not be lower than the minimum bid amount set by the Fund.
- Each bid proposal shall be accompanied by a BIDDER'S BOND either in CASH or MANAGER'S CHECK issued by any commercial bank, in Philippine Currency, payable to Pag-IBIG Fund for an amount equivalent to 10% of the BID PRICE. It shall likewise serve as the down payment of the winning bidder.
- The bidder shall state in words and in figures the amount of his bid and his mode of payment, and shall submit a bidder's bond in the amount equivalent to at least ten percent (10%) of his bid. The bond shall be in Philippine Currency and may be in the form of cash or manager's check payable to the Fund and issued by any commercial or universal bank.
- 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.
- 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 Approval of Sale.
 - Short-Term Installment basis – 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.
 - 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:
 - 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;
 - The amount shall be the bidder's bid offer, net of the 10% down payment;
 - In case the application has been disapproved, the 10% bidder's bond shall be forfeited in favor of the Fund.
 - The buyer shall be required to file his Long term installment application and pay the following incidental expenses within thirty (30) calendar days from receipt of the Notice of Loan Approval:
 - Processing fee of Three Thousand Pesos (the P1,000.00 shall be paid on the auction day while the remaining 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 fire and allied peril insurance);
 - 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 upon receipt of Notice of Loan Approval.
 - 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.
- Discounts are not applicable during First Sealed Public Auction.
- The Bidders shall be present at the opening of bids. 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/aa/aa.aspx (Other properties for sale-Disposition of Acquired Assets for Public Auction)
 - Secretary's Certificate for company-bidder
- The Opening of Bids shall commence from 10:31 AM or upon declaration by the Committee until completion.
- 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;
 - Short-Term Installment;
 - Long-Term Installment.

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.
- 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.
- 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.
- 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 fifteen (15) calendar days from notification and the remaining ninety percent (90%) of his bid 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.
- Interested parties may visit the ACQUIRED ASSETS MANAGEMENT AND DISPOSITION UNIT or contact MR. BENJAN C. ARAÑO or GLENDALIN S. CEMPRON at telephone no. (062) 992-4154. You may also email your inquiries for further details at zamboangalmrd@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. MARIE ANTONETTE C. DUMAGAN-DIAZ
 OVP-Home Lending Operations
 Visayas/Mindanao Group
 Chairman
 Committee on Disposition of Acquired Assets