



Home Development Mutual Fund
Davao Housing Hub
Pryce Tower Condominium, Pryce Business Park
JP Laurel Avenue, Davao City

INVITATION FOR PUBLIC AUCTION

February 27, 2018

The Home Development Mutual Fund (Pag-IBIG FUND) Davao Housing Hub-Committee on Disposition of Acquired Assets shall conduct a **PUBLIC AUCTION** for the following **ACQUIRED RESIDENTIAL PROPERTIES** on February 27, 2018 10:31 AM at **JOLLIBEE GENSAN PARTY AREA, NATIONAL HIGHWAY, GENERAL SANTOS CITY**. A **PRE-BID CONFERENCE** will be conducted on the same date at 8:30 AM.

PROPERTY	LOCATION OF PROPERTY (GENERAL SANTOS CITY, POLOMOLOK, TUPI, AND TANTANGAN PROPERTIES)			LOT	FLOOR	MINIMUM	STATUS OF TCT
ITEM NO.	BLK	LOT	DESCRIPTION	AREA	AREA	BID PRICE	
GENERAL SANTOS CITY							
			LAGAO				
01	07	13	Agan Homes Centro, Phase I, Lagao, General Santos City	120.00	42.00	1,402,220.00	HDMF – Consolidated
02	916-B-2-C-8-A-7		Diaz Subdivision, Lagao, General Santos City	300.00	Lot Only	621,000.00	HDMF – Consolidated
03	15	20	Alphineville Subdivision, Lagao, General Santos City	100.00	48.00	927,700.00	CTS – For Consolidation to HDMF
			SUSANA HOMES SUBDIVISION				
04	06	16	Susana Homes Subdivision, Phase II, Lagao, General Santos City	120.00	39.00	569,900.00	HDMF – Consolidated
05	08	37	Susana Homes Subdivision, Phase II, Lagao, General Santos City	120.00	39.00	802,368.00	HDMF – Consolidated
06	14	15	Susana Homes Subdivision, Phase II, Lagao, General Santos City	120.00	54.00	731,512.00	CTS – For Consolidation to HDMF
07	18	11	Susana Homes Subdivision, Phase II, Lagao, General Santos City	140.00	Lot Only	560,000.00	CTS – For Consolidation to HDMF
			SAN ISIDRO				
			CREST SHELTER SUBDIVISION				
08	02	16	Crest Shelter Subdivision, San Isidro, General Santos City	150.00	Lot Only	630,000.00	CTS – For Consolidation to HDMF
09	10	08	Crest Shelter Subdivision, San Isidro, General Santos City	154.00	Lot Only	554,400.00	CTS – For Consolidation to HDMF

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ITEM NO.	BLK	LOT	DESCRIPTION	AREA	AREA	BID PRICE	
			SAN ISIDRO				
			MALESIDO HOMES SUBDIVISION				
10	17	10	Malesido Homes Subdivision, Phase II, San Isidro, General Santos City	90.00	30.00	660,400.00	CTS – For Consolidation to HDMF
11	17	12	Malesido Homes Subdivision, Phase II, San Isidro, General Santos City	100.00	30.00	675,400.00	CTS – For Consolidation to HDMF
12	18	13	Malesido Homes Subdivision, Phase II, San Isidro, General Santos City	130.00	66.40	1,046,650.00	HDMF – Consolidated
			AGAN HOMES GENSAN				
13	02	14	Agan Homes Gensan, Phase III, San Isidro, General Santos City	117.00	42.00	888,800.00	CTS – For Consolidation to HDMF
14	06	12	Agan Homes Gensan, Phase III, San Isidro, General Santos City	117.00	42.00	830,244.00	CTS – For Consolidation to HDMF
			SARANGANI HOMES PHASE II				
15	03	02	Sarangani Homes, Phase II, San Isidro, General Santos City	149.00	76.00	941,300.00	CTS – For Consolidation to HDMF
16	14	15	Sarangani Homes, Phase II, San Isidro, General Santos City	130.00	56.00	816,800.00	CTS – For Consolidation to HDMF
17	16	16	Sarangani Homes, Phase II, San Isidro, General Santos City	120.00	40.00	729,600.00	CTS – For Consolidation to HDMF
18	17	05	Sarangani Homes, Phase II, San Isidro, General Santos City	120.00	40.00	739,900.00	CTS – For Consolidation to HDMF
19	19	06	Sarangani Homes, Phase II, San Isidro, General Santos City	120.00	40.00	734,700.00	CTS – For Consolidation to HDMF
20	19	07	Sarangani Homes, Phase II, San Isidro, General Santos City	120.00	40.00	737,200.00	CTS – For Consolidation to HDMF
21	19	09	Sarangani Homes, Phase II, San Isidro, General Santos City	120.00	40.00	737,200.00	CTS – For Consolidation to HDMF
22	21	24	Sarangani Homes, Phase II, San Isidro, General Santos City	130.00	65.00	890,800.00	CTS – For Consolidation to HDMF
23	23	08	Sarangani Homes, Phase II, San Isidro, General Santos City	120.00	52.00	768,700.00	CTS – For Consolidation to HDMF
24	23	12	Sarangani Homes, Phase II, San Isidro, General Santos City	133.00	102.00	1,788,800.00	CTS – For Consolidation to HDMF
			VS HOMES				
25	20	08	VS Homes, San Isidro, General Santos City	100.00	33.00	554,700.00	HDMF – Consolidated
26	22	06	VS Homes, San Isidro, General Santos City	140.00	41.60	798,603.00	HDMF – Consolidated
			APOPONG				
27	11	12	DARBCI Homes, Apopong, General Santos City	225.00	114.00	1,261,420.00	HDMF – Consolidated
			LABANGAL				
			DOÑA SOLEDAD SUBDIVISION				
28	08	18	Doña Soledad Subdivision, Phase II, Labangal, General Santos City	122.00	45.00	546,740.00	HDMF – Consolidated
29	11	10	Doña Soledad Subdivision, Phase II, Labangal, General Santos City	120.00	120.00	1,426,500.00	HDMF – Consolidated
30	05	39	Doña Soledad Subdivision, Phase III-B, Labangal, General Santos City	132.00	92.00	1,184,640.00	HDMF – Consolidated
31	14	03	Doña Soledad Subdivision, Phase III-B, Labangal, General Santos City	120.00	55.00	599,450.00	HDMF – Consolidated
32	01	06	Doña Soledad Subdivision, Phase V, Labangal, General Santos City	120.00	36.00	461,012.00	HDMF – Consolidated
33	07	10	Doña Soledad Subdivision, Phase VI, Labangal, General Santos City	120.00	41.50	778,135.00	CTS – For Consolidation to HDMF
34	07	22	Doña Soledad Subdivision, Phase VI, Labangal, General Santos City	120.00	41.50	814,780.00	CTS – For Consolidation to HDMF
35	11	05	Doña Soledad Subdivision, Phase VI, Labangal, General Santos City	120.00	69.50	918,590.00	CTS – For Consolidation to HDMF
36	13	07	Doña Soledad Subdivision, Phase VI, Labangal, General Santos City	120.00	61.50	871,380.00	CTS – For Consolidation to HDMF
37	16	15	Doña Soledad Subdivision, Phase VI, Labangal, General Santos City	120.00	41.50	800,190.00	CTS – For Consolidation to HDMF

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			DOÑA SOLEDAD SUBDIVISION				
38	20	29	Doña Soledad Subdivision, Phase VI, Labangal, General Santos City	120.00	41.50	806,290.00	CTS – For Consolidation to HDMF
39	21	21	Doña Soledad Subdivision, Phase VI, Labangal, General Santos City	120.00	41.50	777,135.00	CTS – For Consolidation to HDMF
40	24	07	Doña Soledad Subdivision, Phase VI, Labangal, General Santos City	120.00	41.50	802,260.00	HDMF – Consolidated
			SINAWAL				
			LA CASSANDRA SUBDIVISION				
41	07	02 & 03	La Cassandra Subdivision, Sinawal, General Santos City	200.00	50.35	1,530,466.00	CTS – For Consolidation to HDMF
42	12	12	La Cassandra Subdivision, Sinawal, General Santos City	100.00	42.50	1,004,063.00	CTS – For Consolidation to HDMF
			TAMBLER				
			SARANGANI COUNTRY HOMES				
43	01	05	Sarangani Country Homes, Tambler, General Santos City	98.00	33.00	394,600.00	CTS – For Consolidation to HDMF
44	02	05	Sarangani Country Homes, Tambler, General Santos City	98.00	45.00	481,982.00	CTS – For Consolidation to HDMF
45	05	03	Sarangani Country Homes, Tambler, General Santos City	98.00	51.00	492,800.00	CTS – For Consolidation to HDMF
			TUPI				
46	10	06	Tupi Pilot Subdivision, Tupi	117.00	54.00	283,090.00	HDMF – Consolidated
			POLOMOLOK				
47	2228-D-8-B-1		Docci Village, Valencia, Polomolok	294.00	56.25	847,313.00	HDMF – Consolidated
			POBLACION				
48	05	07	De Castro Subdivision, Poblacion, Polomolok	240.00	60.96	692,100.00	HDMF – Consolidated
			SAN GABRIEL HOMES				
49	02	11 & 13	San Gabriel Homes, Phase I, Poblacion, Polomolok	218.00	42.00	841,300.00	CTS – For Consolidation to HDMF
50	02	12 & 14	San Gabriel Homes, Phase I, Poblacion, Polomolok	218.00	51.00	859,300.00	CTS – For Consolidation to HDMF
51	04	09	San Gabriel Homes, Phase I, Poblacion, Polomolok	116.00	41.90	546,200.00	HDMF – Consolidated
52	11	07	San Gabriel Homes, Phase I, Poblacion, Polomolok	145.00	42.00	657,300.00	HDMF – Consolidated
53	13	07	San Gabriel Homes, Phase I, Poblacion, Polomolok	120.00	45.65	541,900.00	HDMF – Consolidated
54	14	13	San Gabriel Homes, Phase I, Poblacion, Polomolok	117.00	42.00	343,100.00	CTS – For Consolidation to HDMF
55	01	17	San Gabriel Homes, Phase II, Poblacion, Polomolok	144.00	36.00	681,400.00	HDMF – Consolidated
56	05	16	San Gabriel Homes, Phase II, Poblacion, Polomolok	117.00	42.00	625,800.00	CTS – For Consolidation to HDMF
57	12	06	San Gabriel Homes, Phase II, Poblacion, Polomolok	120.00	36.00	662,000.00	HDMF – Consolidated
58	13	12	San Gabriel Homes, Phase II, Poblacion, Polomolok	120.00	34.85	510,400.00	HDMF – Consolidated
59	14	02	San Gabriel Homes, Phase II, Poblacion, Polomolok	117.00	36.00	656,000.00	HDMF – Consolidated
60	16	03	San Gabriel Homes, Phase II, Poblacion, Polomolok	120.00	33.65	631,500.00	HDMF – Consolidated
			CANNERY SITE				
			ASUNCION VILLAGE				
61	06	09	Asuncion Village, Phase II, Cannery Site, Polomolok	150.00	32.40	574,310.40	HDMF – Consolidated

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			ASUNCION VILLAGE				
62	08	03	Asuncion Village, Phase II, Cannery Site, Polomolok	150.00	51.30	771,859.00	HDMF – Consolidated
63	14	05	Asuncion Village, Phase II, Cannery Site, Polomolok	150.00	63.95	908,319.10	HDMF – Consolidated
64	14	08	Asuncion Village, Phase II, Cannery Site, Polomolok	150.00	57.19	797,973.00	HDMF – Consolidated
65	14	10	Asuncion Village, Phase II, Cannery Site, Polomolok	150.00	55.65	820,916.00	HDMF – Consolidated

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, Davao Housing Hub, 4th Floor, Pryce Tower Condominium, Pryce Business Park, JP Laurel Avenue, Davao 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 atleast 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.

11. Payment of the remaining ninety percent (90%) bid offer balance may either be thru any of the following modes:

- a. 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.
- b. 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.**
- 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:
 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;**
 2. The amount shall be the bidder's bid offer, net of the 10% down payment;
 3. In case the application has been disapproved, the 10% bidder's bond shall be forfeited in favor of the Fund.
 4. 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:
 - a. 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);
 - b. Equity, if applicable;
 - c. One year advance insurance premiums (sales redemption insurance as well as fire and allied peril insurance);
 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 upon receipt of Notice of Loan Approval.
 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. Discounts are not applicable during First Sealed Public Auction.

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. *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)*
- b. Secretary's Certificate for company-bidder

14. The Opening of Bids shall commence from 10:31 AM or upon declaration by the Committee until completion.

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

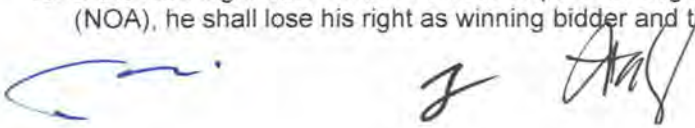
16. In case there are identical offers constituting the highest bids, the tie shall be resolved by considering the Mode of Payment. The priority in terms of mode of payment shall be as follows:

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

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.


17. 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.

18. 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.



19. 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.
20. Interested parties may visit the **ACQUIRED ASSETS MANAGEMENT AND DISPOSITION UNIT** or contact **MR. CHRISTOPHER C. PIO, MR. MELVIN I B. CRUZ, MR. LAURENCE EDESEL L. YAP** or **MARILOU C. BAQUEROSA** at telephone no. (082) 224-4733. You may also email your inquiries for further details at davaolmrd.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. MARIE ANTONETTE G. DUMAGAN-DIAZ
OVP-Home Lending Operations
Visayas/Mindanao Group
Chairman
Committee on Disposition of Acquired Assets
