



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

INVITATION FOR PUBLIC AUCTION

November 24, 2020

The Home Development Mutual Fund (Pag-IBIG FUND) Davao Housing Hub–Committee on Disposition of Acquired Assets shall conduct a **FIRST (1ST) and SECOND (2ND) PUBLIC AUCTION** for the following **ACQUIRED RESIDENTIAL PROPERTIES** on **November 24, 2020, 9:00 AM** at **2nd Flr, OVP Conference Room, Pryce Tower Condominium, Bajada Davao City.**

PROPERTY	LOCATION OF PROPERTY (SARANGANI PROVINCE, GENERAL SANTOS CITY, POLOMOLOK KORONADAL CITY, AND T'BOLI PROPERTIES)			LOT	FLOOR	MINIMUM	STATUS OF TCT
	ITEM NO.	BLK	LOT				
<u>1ST PUBLIC AUCTION</u>							
<u>SARANGANI PROVINCE</u>							
ALPHA VILLAGE							
01	01	09	Alpha Village, Poblacion, Alabel, Sarangani Province	135.00	42.00	311,400.00	HDMF – Consolidated
<u>GENERAL SANTOS CITY</u>							
SUSANA HOMES SUBDIVISION							
02	05	09	Susana Homes Subdivision, Phase II, Lagao, General Santos City	120.00	39.00	1,036,600.00	HDMF – Consolidated
03	13	05	Susana Homes Subdivision, Phase II, Lagao, General Santos City	120.00	39.00	927,700.00	HDMF – Consolidated
ISSABELLA HOMES							
04	16	20	Issabella Homes, Lagao, General Santos City	129.00	41.60	1,034,300.00	HDMF – Consolidated
MALESIDO HOMES SUBDIVISION							
05	12	05	Malesido Homes Subdivision, Phase III-A, San Isidro, General Santos City	90.00	30.00	679,600.00	HDMF – Consolidated
VS HOMES SUBDIVISION							
06	14	09	VS Homes Subdivision, San Isidro, General Santos City	140.00	33.00	1,027,200.00	HDMF – Consolidated

PROPERTY	LOCATION OF PROPERTY (SARANGANI PROVINCE, GENERAL SANTOS CITY, POLOMOLOK KORONADAL CITY, AND T'BOLI PROPERTIES)			LOT	FLOOR	MINIMUM	STATUS OF TCT	
	ITEM NO.	BLK	LOT	DESCRIPTION	AREA	AREA		BID PRICE
				AGAN HOMES SUBDIVISION				
07	06	14	Agan Homes Subdivision, Phase III, San Isidro, General Santos City	117.00	42.00	918,550.00	HDMF – Consolidated	
				VILLEGAS SUBDIVISION				
08		03	Villegas Subdivision, San Isidro, General Santos City	225.00	LOT ONLY	596,250.00	HDMF – Consolidated	
				SARANGANI HOMES				
09	10	14	Sarangani Homes, Phase II, San Isidro, General Santos City	120.00	40.00	912,700.00	CTS – For Consolidation to HDMF	
10	15	11	Sarangani Homes, Phase II, San Isidro, General Santos City	130.00	45.00	895,500.00	CTS – For Consolidation to HDMF	
				GENSAN VSM HEIGHTS SUBDIVISION				
11	02	34	Gensan VSM Heights Subdivision, Phase I, San Isidro, General Santos City	111.00	30.35	870,100.00	HDMF – Consolidated	
12	02	36	Gensan VSM Heights Subdivision, Phase I, San Isidro, General Santos City	111.00	41.60	1,127,300.00	HDMF – Consolidated	
13	05	32	Gensan VSM Heights Subdivision, Phase I, San Isidro, General Santos City	86.00	30.35	863,300.00	HDMF – Consolidated	
				DOÑA SOLEDAD SUBDIVISION				
14	23	07	Doña Soledad Subdivision, Phase II, Labangal, General Santos City	120.00	45.00	627,300.00	HDMF – Consolidated	
15	08	19	Doña Soledad Subdivision, Phase VI, Labangal, General Santos City	120.00	41.50	764,300.00	HDMF – Consolidated	
16	14	15	Doña Soledad Subdivision, Phase VI, Labangal, General Santos City	124.00	41.50	720,100.00	HDMF – Consolidated	
				<u>KORONADAL CITY</u>				
				ROJAS SUBDIVISION				
17	02	03	Rojas Subdivision, Poblacion, Koronadal City	200.00	LOT ONLY	240,000.00	HDMF – Consolidated	
				VICTORY HOMES SUBDIVISION				
18	23	02	Victory Homes Subdivision, Matulas, Koronadal City	140.00	LOT ONLY	210,000.00	CTS – For Consolidation to HDMF	
19	23	04	Victory Homes Subdivision, Matulas, Koronadal City	140.00	LOT ONLY	210,000.00	CTS – For Consolidation to HDMF	
				<u>T'BOLI</u>				
				BAYTAN HOMES				
20	07	03	Baytan Homes, Poblacion, T'boli	120.00	45.00	487,500.00	CTS – For Consolidation to HDMF	
21	09	12	Baytan Homes, Poblacion, T'boli	104.00	30.00	313,900.00	CTS – For Consolidation to HDMF	

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ITEM NO.	BLK	LOT	DESCRIPTION	AREA	AREA	BID PRICE	
<u>2ND PUBLIC AUCTION</u>							
<u>GENERAL SANTOS CITY</u>							
PUROK MALIPAYON							
22		493-A	Purok Malipayon, NLSA Road, Lagao, General Santos City	365.00	96.00	1,691,100.00	HDMF – Consolidated
AGAN HOMES GENSAN							
23	01	08	Agan Homes Gensan, Phase II, San Isidro, General Santos City	90.00	42.00	624,510.00	HDMF – Consolidated
LAS VILLAS DE DADIANGAS							
24	07	06	Las Villas De Dadiangas, City Heights, General Santos City	120.00	42.85	1,049,490.00	HDMF - Consolidated
DOÑA SOLEDAD							
25	05	06	Doña Soledad, Phase III-A, Labangal, General Santos City	120.00	35.75	436,140.00	HDMF - Consolidated
LA CASSANDRA							
26	10	01	La Cassandra, Apopong, General Santos City	90.00	35.00	687,600.00	HDMF - Consolidated
EXODUS LAND							
27	08	19	Exodus Land, Apopong, General Santos City	105.00	36.00	380,520.00	HDMF - Consolidated
KORONADAL CITY							
GENERAL PAULO SANTOS							
28		04-A	General Paulo Santos, Koronadal City	390.00	147.00	1,992,600.00	HDMF – Consolidated
ANIMAS SUBDIVISION							
29	04	05 & 07	Animas Subdivision, Poblacion, Koronadal City	300.00	198.50	4,173,930.00	HDMF – Consolidated
TANTANGAN							
SOUTHWIND ESTATE SUBDIVISION							
30	02	16	Southwind Estate Subdivision, Phase III, San Felipe, Tantaran	86.00	36.00	607,950.00	CTS – For Consolidation to HDMF
T'BOLI							
BAYTAN HOMES							
31	01	14	Baytan Homes, Poblacion, T'boli	109.00	30.00	312,850.80	CTS – For Consolidation to HDMF
32	06	10	Baytan Homes, Poblacion, T'boli	122.00	45.00	483,141.60	CTS – For Consolidation to HDMF

GENERAL GUIDELINES

1. 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, Ground 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).
2. Properties shall be sold on an **“AS IS, WHERE IS”** basis which means that the bidder accepts whatever the physical status of the properties(including whether it is occupied or not).
3. 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).
4. 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.
5. Bidders shall be required to register at the frontline counter servicing prior to dropping of sealed bid proposals/offers. Only bid offers from registered bidders shall be accepted and a registration stub will be issued as proof of registration.
6. Acceptance of bid offer/s shall be from **8:00am to 4:00pm** starting:

- **SOCCSKSARGEN Properties – November 16, 2020 - November 20, 2020**

Bidders are advised to submit their proposals together with a photocopy of their valid identification (ID) card and latest proof of income on the scheduled date of batch. No proposals shall be accepted by the committee earlier or later than the scheduled date.

7. Bidders may designate their Authorized Representatives, provided they shall issue the following documents:
 - a. Notarized Special Power of Attorney (SPA) (**HQP-AAF-119**) 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
8. **The bidder shall state in words and in figures the amount of his bid and his mode of payment in the Offer to Bid form. The Bid Offer shall not be lower than the minimum bid amount set by the Fund.**
9. **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.**
10. The determination of winning bidders shall be on the following dates:

Opening of Bids

Location

- **SOCCSKSARGEN Properties - November 24, 2020**

2ND Floor, OVP Conference Room, Pryce Tower Condo, Bajada, Davao City

11. The determination of winning bidders shall be monitored by a Representative from the Commission on Audit (COA). Attendance of the bidder/s in the venue is not required.


12. The bidder who offers the highest bid shall be declared as the winner.
13. **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 through draw lots.

14. The result of the sealed Public Auction shall be release and posted in the Pag-IBIG Fund official website at www.pagibigfund.gov.ph. Bidders are encourage to check the result on the said website.
15. Any notification sent by the Pag-IBIG Fund through email or SMS shall be sufficient compliance to the notification requirements and presumed to be deemed received by the buyer. In this regard, the bidder/s, shall ensure that the contact numbers and email addresses indicated on the Offer to Bid are active. The bidder shall inform the Fund immediately on any changes on his/her contact number.
16. The winning bidder shall be required to pay his/her **BID BOND** equivalent to **five (5) percent** of the BID OFFER and shall be paid within three (3) working days after the publication of the winning bidders. It shall be in the Philippine Currency and maybe in the form of Cash or manager's check payable to **Pag-IBIG Fund**. It shall likewise serve as down payment of the winning bidder.
17. For bidders whose bid bond is in the form of a Manager's Check, are advise 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.
18. Payment of the remaining ninety-five percent (95%) 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 the signing of Deed of Conditional 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 428 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 5% down payment;
 3. In case the application has been disapproved, the 5% 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 Two Thousand Pesos (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. Original Borrowers who wish to participate on the Sealed Public Auction shall not be allowed to avail of the long term installment as mode of payment. They may only submit offer thru cash or short-term installment basis.
19. 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 5% bidder's bond shall be forfeited in favor of the Fund.
20. **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 5% of the offer price within fifteen (15) calendar days from notification and the remaining ninety-five percent (95%) 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.**
21. Interested parties may visit the **ACQUIRED ASSETS MANAGEMENT AND DISPOSITION UNIT** or contact **MR. WILMOR M. ENGGING II** or **MS. NATASHA MAE V. VINSON** at telephone no. **(082) 225-1774 / 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 ANTONIETTE G. DUMAGAN-DIAZ
OVP-Home Lending Operations
Visayas/Mindanao Group
Chairman
Committee on Disposition of Acquired Assets

