



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

INVITATION FOR PUBLIC AUCTION

April 28, 2021

The Home Development Mutual Fund (Pag-IBIG FUND) Davao Housing Hub—Committee on Disposition of Acquired Assets shall conduct a **FIRST (1ST) & SECOND (2ND) PUBLIC AUCTION** for the following **ACQUIRED RESIDENTIAL PROPERTIES** on **April 28, 2021, 9:00 AM** at **2nd Flr, OVP Conference Room, Pryce Tower Condominium Davao City.**

PROPERTY ITEM NO.	LOCATION OF PROPERTY (DAVAO CITY, DAVAO DEL SUR, DAVAO DEL NORTE, DAVAO DE ORO AND SOCSARGEN PROPERTIES)		DESCRIPTION	LOT AREA	FLOOR AREA	MINIMUM BID PRICE	STATUS OF TCT
	BLK	LOT					
1ST PUBLIC AUCTION							
DAVAO DEL NORTE							
PANABO							
NICEVILLE SUBDIVISION							
01	20	08	Niceville Subdivision, Bo. Cagangohan, Panabo City	100.00	34.50	288,200.00	HDMF – Consolidated
02	25	12	Niceville Subdivision, Bo. Cagangohan, Panabo City	98.00	34.50	279,190.00	HDMF – Consolidated
03	25	13	Niceville Subdivision, Bo. Cagangohan, Panabo City	120.00	34.50	318,790.00	HDMF – Consolidated
JPL HOMES							
04	03	02	JPL Homes, JP Laurel, Panabo City	108.00	40.00	739,900.00	CTS – For Consolidation to HDMF
05	03	20	JPL Homes, JP Laurel, Panabo City	108.00	40.05	716,400.00	CTS – For Consolidation to HDMF
VIA VIDA SUBDIVISION							
06		13-B	Via Vida Townhomes, New Visayas, Panabo City	75.00	33.00	520,800.00	HDMF – Consolidated
07	02	26	Via Vida Townhomes, New Visayas, Panabo City	90.00	32.50	308,250.00	HDMF – Consolidated
08	15	15	Via Vida Townhomes, New Visayas, Panabo City	75.00	33.00	293,600.00	HDMF – Consolidated
09	16	03	Via Vida Townhomes, New Visayas, Panabo City	90.00	32.50	325,000.00	HDMF – Consolidated
VILLA FELISA SUBDIVISION							
10	05	01	Villa Felisa Subdivision, New Visayas, Panabo City	114.00	30.82	306,800.00	HDMF – Consolidated
11	05	03	Villa Felisa Subdivision, New Visayas, Panabo City	120.00	36.49	340,800.00	HDMF – Consolidated
12	05	13	Villa Felisa Subdivision, New Visayas, Panabo City	141.00	30.82	369,900.00	HDMF – Consolidated
13	11	06	Villa Felisa Subdivision, New Visayas, Panabo City	120.00	36.49	427,600.00	HDMF – Consolidated
14	13	12	Villa Felisa Subdivision, New Visayas, Panabo City	100.00	30.82	288,800.00	HDMF – Consolidated

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	ITEM NO.	BLK	LOT	DESCRIPTION	AREA	AREA		BID PRICE
				GOLDEN HEIGHTS SUBDIVISION				
15	11	06	Golden Heights Subdivision, Bo. Quezon, Panabo City		100.00	36.00	290,700.00	HDMF – Consolidated
16	12	07	Golden Heights Subdivision, Bo. Quezon, Panabo City		100.00	36.00	266,280.00	HDMF – Consolidated
				ARNOLD SUBDIVISION				
17	07	02	Arnold Subdivision Ph II, San Vicente, Panabo City		102.00	36.00	631,700.00	CTS – For Consolidation to HDMF
				STO. TOMAS				
				EMILY HOMES SUBDIVISION				
18	08	15	Emily Homes Subdivision, Feeder Road III, Sto. Tomas		120.00	35.40	613,900.00	CTS – For Consolidation to HDMF
				STO. TOMAS COUNTRY HOMES				
19	01	14	Sto. Tomas Country Homes, Poblacion, Sto. Tomas		81.00	28.00	259,600.00	HDMF – Consolidated
20	03	05	Sto. Tomas Country Homes, Poblacion, Sto. Tomas		81.00	28.00	257,600.00	HDMF – Consolidated
21	03	14 & 16	Sto. Tomas Country Homes, Poblacion, Sto. Tomas		126.00	40.19	447,900.00	HDMF – Consolidated
22	03	19	Sto. Tomas Country Homes, Poblacion, Sto. Tomas		81.00	28.00	212,600.00	HDMF – Consolidated
23	05	05	Sto. Tomas Country Homes, Poblacion, Sto. Tomas		81.00	28.00	219,600.00	HDMF – Consolidated
24	05	07	Sto. Tomas Country Homes, Poblacion, Sto. Tomas		93.00	28.00	285,600.00	HDMF – Consolidated
25	09	06	Sto. Tomas Country Homes, Poblacion, Sto. Tomas		81.00	28.00	227,600.00	HDMF – Consolidated
26	11	05	Sto. Tomas Country Homes, Poblacion, Sto. Tomas		81.00	28.00	212,600.00	HDMF – Consolidated
27	11	08	Sto. Tomas Country Homes, Poblacion, Sto. Tomas		81.00	28.00	214,100.00	HDMF – Consolidated
28	11	13 & 15	Sto. Tomas Country Homes, Poblacion, Sto. Tomas		126.00	40.56	345,500.00	HDMF – Consolidated
				KAPALONG				
				VILLA CLEMENTA SUBDIVISION				
29	11	08	Villa Clementa Subdivision, Maniki, Kapalong		106.00	36.00	236,800.00	CTS – For Consolidation to HDMF
30	13	22	Villa Clementa Subdivision, Maniki, Kapalong		120.00	36.00	235,400.00	CTS – For Consolidation to HDMF
31	14	34	Villa Clementa Subdivision, Maniki, Kapalong		120.00	36.00	253,600.00	CTS – For Consolidation to HDMF
32	16	12	Villa Clementa Subdivision, Maniki, Kapalong		135.00	36.00	271,600.00	CTS – For Consolidation to HDMF
				TAGUM				
				CAPITOL HOMES SUBDIVISION				
33	08	09	Capitol Homes Subdivision, Mankilam, Tagum City		139.00	45.00	500,800.00	HDMF – Consolidated
				DARA VILLAGE				
34		11	Dara Village, Visayan Village, Tagum City		90.00	45.00	1,086,200.00	HDMF – Consolidated

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ITEM NO.	BLK	LOT	DESCRIPTION	AREA	AREA	BID PRICE	
			DARA VILLAGE				
35	02	13	Dara Village, Visayan Village, Tagum City	90.00	45.00	1,135,100.00	HDMF – Consolidated
36	03	05	Dara Village, Visayan Village, Tagum City	109.00	45.00	1,210,100.00	HDMF – Consolidated
37	07	9	Dara Village, Visayan Village, Tagum City	109.00	45.00	1,210,100.00	HDMF – Consolidated
			DAVAO DE ORO				
			MONKAYO				
			GOLDEN PLAINS SUBDIVISION				
38	05	12	Golden Plains Subdivision, Poblacion, Monkayo	180.00	36.00	396,500.00	HDMF – Consolidated
39	06	05	Golden Plains Subdivision, Poblacion, Monkayo	180.00	40.00	449,300.00	HDMF – Consolidated
			2ND PUBLIC AUCTION				
			DAVAO DEL NORTE				
			STO. TOMAS				
			STO. TOMAS COUNTRY HOMES				
40	03	09 & 11	Sto. Tomas Country Homes, Poblacion, Sto. Tomas	126.00	70.16	337,950.00	HDMF – Consolidated
			KAPALONG				
			VILLA CLEMENTA SUBDIVISION				
41	13	28	Villa Clementa Subdivision, Maniki, Kapalong	120.00	36.00	366,030.00	CTS – For Consolidation to HDMF
42	14	10	Villa Clementa Subdivision, Maniki, Kapalong	120.00	36.00	361,530.00	CTS – For Consolidation to HDMF
			TAGUM				
			DARA VILLAGE				
43	01	29	Dara Village, Visayan Village, Tagum City	90.00	45.00	984,780.00	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, 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).
- 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).
- 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:

- **Davao del Norte and Davao de Oro Properties** – **April 19-23, 2021**

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

- **Davao del Norte and Davao de Oro Properties** – **April 28, 2021** – **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.

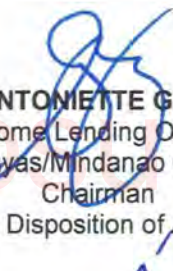
14. The result of the sealed Public Auction shall be released and posted in the Pag-IBIG Fund official website at www.pagibigfund.gov.ph. Bidders are encourage to check the result on the said website.
15. Any notification sent by the Pag-IBIG Fund through email or SMS shall be sufficient compliance to 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. **Discounts are applicable for Second Sealed Public Auction.** In case the winning bidder opted to pay through cash or short-term installment, the applicable discount based on the winning bid amount are as follows:

Mode of Payment	Discount Rate
Cash	20%

Short-Term Installment	10%
Long-Term Installment	None

20. 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.
21. **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.**
22. 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

