



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

INVITATION FOR PUBLIC AUCTION

OPENING: JULY 19, 2023
ACCEPTANCE OF BID OFFERS: JULY 10 - 14, 2023

The Home Development Mutual Fund (Pag-IBIG FUND) Davao Housing Hub-Committee on Disposition of Acquired Assets shall conduct a **FIRST (1ST) PUBLIC AUCTION** for the following **ACQUIRED RESIDENTIAL PROPERTIES** on **July 19, 2023, 9:00 AM at 3rd Flr. LRRD Office, Pryce Tower Condominium Davao City.**

PROPERTY ITEM NO.	ROPA ID	LOCATION OF PROPERTY (DAVAO DEL NORTE AND DAVAO DE ORO PROPERTIES)			LOT AREA	FLOOR AREA	MINIMUM BID PRICE	APPRAISAL DATE	REMARKS
		BLK	LOT	DESCRIPTION					
DAVAO DEL NORTE									
PANABO CITY									
LUMINA PANABO									
01	890202304120073	16	26	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	477,600.00	11-Jan-23	Unoccupied as of 05/12/2023 - Title for Consolidation to HDMF
02	890202304120090	17	90	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	477,600.00	11-Jan-23	Unoccupied as of 05/12/2023 - Title for Consolidation to HDMF
03	890202304120076	20	42	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	477,600.00	11-Jan-23	Unoccupied as of 05/12/2023 - Title for Consolidation to HDMF
04	890202304120083	21	40	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	592,800.00	11-Jan-23	Unoccupied as of 05/12/2023 - Title for Consolidation to HDMF
05	890202304120092	21	88	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	592,800.00	11-Jan-23	Unoccupied as of 05/12/2023 - Title for Consolidation to HDMF
06	890202304120068	23	64	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	572,700.00	20-Sep-22	Unoccupied as of 05/12/2023 - Title for Consolidation to HDMF
07	890202304120069	23	80	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	572,700.00	20-Sep-22	Unoccupied as of 05/12/2023 - Title for Consolidation to HDMF
NICEVILLE SUBDIVISION									
08	809018091900045	30	15	Niceville Subdivision, Cagangohan, Panabo City	120.00	34.50	618,500.00	25-Feb-22	Occupied as of 02/25/2022 - Title Consolidated
JPL HOMES									
09	890202210110001	3	16	JPL Homes, J.P. Laurel, Panabo City	108.00	40.05	1,000,100.00	23-Jun-22	Occupied as of 01/06/2023 - Title for Consolidation to HDMF
VIA VIDA TOWNHOMES									
10	809019052000004	13	4	Via Vida Townhomes, Datu Abdul Dadia, Panabo City	90.00	32.50	525,600.00	12-Oct-22	Occupied as of 10/12/2022 - Title Consolidated
SARAHVILLE SUBDIVISION									
11	809019022800079	3	34	Sarahville Subdivision, Datu Abdul Dadia, Panabo City	90.00	36.00	1,008,900.00	2-Jun-23	Occupied as of 06/02/2023 - Title for Consolidation to HDMF
PAÑALES SUBDIVISION									
12	809018112200058	2	5	Pañales Subdivision, San Vicente, Panabo City	150.00	36.00	405,100.00	26-May-23	Occupied as of 05/26/2023 - Title Consolidated
STO. TOMAS									
STO. TOMAS COUNTRY HOMES									
13	890202211230007	1	32	Sto. Tomas Country Homes, Tibal-og (Pob.), Sto. Tomas	81.00	28.00	376,200.00	2-Jun-23	Occupied as of 06/02/2023 - Title Consolidated

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		BLK	LOT	DESCRIPTION					
				KAPALONG					
				VILLA CLEMENTA SUBDIVISION					
14	809019032900100	12	29	Villa Clementa Subdivision, Maniki, Kapalong	120.00	36.00	332,600.00	26-Jan-23	Occupied as of 01/26/2023 - Title Consolidated
				TAGUM CITY					
				ESMERALDA HOMES					
15	890201908280004	3	13	Esmeralda Homes, Canocotan, Tagum City	105.00	41.85	1,321,600.00	28-Mar-23	Occupied as of 03/28/2023 - Title Consolidated
				CAPITOL HOMES SUBDIVISION					
16	890202211230001	24	3	Capitol Homes Subdivision, Mankilam, Tagum City	120.00	36.35	405,360.00	7-Jul-22	Occupied as of 12/28/2022 - Title Consolidated
				PUROK SAMPAGUITA, SEMINARY DRIVE					
17	809019073000003		406-C-2-A-1-K-2-A	Purok Sampaguita, Seminary Drive, Magugpo West, Tagum City	187.00	61.88	667,300.00	12-Aug-22	Occupied as of 02/09/2023 - Title Consolidated
				BRIA HOMES TAGUM					
18	890202212150059	7	128	Bria Homes Tagum, La Filipina, Tagum City	54.00	22.00	739,600.00	1-Jul-22	Unoccupied as of 05/11/2023 - Title for Consolidation to HDMF
19	890202212140006	8	38	Bria Homes Tagum, La Filipina, Tagum City	76.00	22.00	868,000.00	1-Jul-22	Unoccupied as of 05/11/2023 - Title for Consolidation to HDMF
20	890202212150061	9	38	Bria Homes Tagum, La Filipina, Tagum City	36.00	22.00	864,800.00	15-Jul-22	Unoccupied as of 05/11/2023 - Title for Consolidation to HDMF
21	890202304120088	9	56	Bria Homes Tagum, La Filipina, Tagum City	36.00	37.00	910,000.00	9-Nov-22	Unoccupied as of 05/11/2023 - Title for Consolidation to HDMF
22	890202304120074	11	51	Bria Homes Tagum, La Filipina, Tagum City	36.00	37.00	878,580.00	18-Jan-23	Unoccupied as of 05/11/2023 - Title for Consolidation to HDMF
23	890202304120067	13	126	Bria Homes Tagum, La Filipina, Tagum City	36.00	22.00	617,500.00	15-Sep-22	Unoccupied as of 05/11/2023 - Title for Consolidation to HDMF
24	890202212150065	13	135	Bria Homes Tagum, La Filipina, Tagum City	36.00	22.00	637,500.00	1-Jul-22	Unoccupied as of 05/11/2023 - Title for Consolidation to HDMF
25	890202304120091	17	17	Bria Homes Tagum, La Filipina, Tagum City	54.00	22.00	739,600.00	18-Jan-23	Unoccupied as of 05/11/2023 - Title for Consolidation to HDMF
26	890202304120066	17	86	Bria Homes Tagum, La Filipina, Tagum City	36.00	22.00	617,500.00	15-Sep-22	Unoccupied as of 05/11/2023 - Title for Consolidation to HDMF
27	890202304120085	17	93	Bria Homes Tagum, La Filipina, Tagum City	36.00	22.00	637,500.00	18-Jan-23	Unoccupied as of 05/11/2023 - Title for Consolidation to HDMF
				DAVAO DE ORO					
				PUROK 4 CABINUANGAN (POB.)					
28	809019071900003		11073	Purok 4, Cabinuangan (Pob.), New Bataan	801.00	30.00	511,600.00	29-Mar-22	Occupied as of 03/29/2022 - Title 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).
- 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 – July 10 - 14, 2023

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:

- 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)
- 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

- July 19, 2023

- 3rd Floor, LRRD Office, 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:

- 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 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:

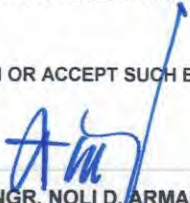
- a. **Cash** – on which the approved purchase price shall be paid not later than thirty (30) calendar days from the signing of Deed of Conditional Sale.
- b. **Short-Term Installment basis** – on which payment shall be in equal monthly installment inclusive of interest and provided the chosen payment 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. 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 three (3) working 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. LAURENCE EDEL YAP** or **MS. BEA KATHERINE AYUBAN** 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.


ENGR. NOLI D. ARMADA
Vice President - Home Lending Operations
Visayas/Mindanao Group
Chairman
Committee on Disposition of Acquired Assets