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

INVITATION FOR PUBLIC AUCTION

OPENING: DECEMBER 07, 2023
ACCEPTANCE OF BID OFFERS: NOVEMBER 28 - DECEMBER 04, 2023
BATCH NO: 46TH

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 December 07, 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					
				CRYSTAL PLAINS SUBDIVISION					
01	890202208240002	03	11	Crystal Plains Subdivision, Gredu, Panabo City	120.00	42.00	633,600.00	13-Oct-23	Occupied as of 10/13/23 - Title Consolidated
				VIA VIDA TOWNHOMES					
02	809019032900071	08	18	Via Vida Townhomes, Datu Abdul Dadia, Panabo City	90.00	32.50	426,795.00	14-Jun-22	Occupied as of 06/14/22 - Title Consolidated
03	890202305260007	17	08	Via Vida Townhomes, Datu Abdul Dadia, Panabo City	92.00	32.50	430,800.00	13-Oct-23	Occupied as of 10/13/23 - Title Consolidated
				KANARI HOMES					
04	890202203080005	11	37	Kanari Homes, New Visayas, Panabo City	84.00	35.70	1,038,900.00	31-Aug-23	Occupied as of 08/31/22 - Title for Consolidation to HDMF
				MACLA HOMES					
05	890202305260022	03	02	Macla Homes, New Visayas, Panabo City	132.00	42.00	583,700.00	10-Mar-23	Occupied as of 06/21/23 - Title Consolidated
				NORTHERN PLAINS SUBDIVISION					
06	890202207280002	05	10	Northern Plains Subdivision, New Visayas, Panabo City	110.00	39.00	623,500.00	13-Oct-23	Occupied as of 10/13/23 - Title Consolidated
				SAHARAVILLE SUBDIVISION					
07	890202209090002	03	01	Saharaville Subdivision, New Visayas, Panabo City	87.00	36.00	972,900.00	16-Nov-22	Occupied as of 06/21/23 - Title for Consolidation to HDMF
08	890202305080005	03	25-A & B	Saharaville Subdivision, New Visayas, Panabo City	90.00	36.00	1,018,400.00	13-Oct-23	Occupied as of 10/13/23 - Title for Consolidation to HDMF
				VILLA FELISA SUBDIVISION					
09	890202305260005	02	53	Villa Felisa Subdivision, New Visayas, Panabo City	282.00	36.49	1,614,000.00	10-Mar-23	Occupied as of 06/21/23 - Title Consolidated

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		BLK	LOT	DESCRIPTION					
				LOPEZVILLE					
10	890202203080007	05	17	Lopezville, Salvacion, Panabo City	91.00	40.05	1,032,100.00	31-Aug-23	Occupied as of 08/31/23 - Title for Consolidation to HDMF
				LUMINA PANABO					
11	890202304120065	21	32	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	572,700.00	20-Sep-22	Occupied as of 05/12/23 - Title for Consolidation to HDMF
12	890202212150019	22	21	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	572,700.00	15-Jul-22	Occupied as of 01/06/23 - Title for Consolidation to HDMF
				GOLDEN HEIGHTS SUBDIVISION					
13	890202303200004	13	05	Golden Heights Subdivision, Southern Davao, Panabo City	100.00	42.00	502,700.00	11-Jan-23	Occupied as of 05/12/23 - Title Consolidated
				CARMEN					
				MALIAVILLE SUBDIVISION					
14	890202303200003	02	03	Maliaville Subdivision, Ising (Pob.), Carmen	100.00	33.00	528,300.00	11-Jan-23	Occupied as of 06/14/23 - Title Consolidated
15	890202305260013	02	28	Maliaville Subdivision, Ising (Pob.), Carmen	100.00	65.00	927,000.00	13-Oct-23	Occupied as of 10/13/23 - Title Consolidated
16	809019051500021	04	05	Maliaville Subdivision, Ising (Pob.), Carmen	120.00	33.00	698,100.00	29-Jun-23	Occupied as of 06/29/23 - Title Consolidated
				TAGUM CITY					
				NORTH EAGLE HOMES					
17	890202202190001	08	09	North Eagle Homes, Phase III, Visayan Village, Tagum City	110.00	40.05	721,800.00	19-Sep-23	Occupied as of 09/19/23 - Title Consolidated
				RENZO VILLAGE					
18	809018081500310	08	24	Renzo Village, Visayan Village, Tagum City	127.00	45.00	1,054,200.00	9-Mar-22	Occupied as of 07/08/22 - Title Consolidated
				ST. THERESE SUBDIVISION					
19	890202303200010	05	06	St. Therese Subdivision, Phase I, Visayan Village, Tagum City	108.00	40.19	1,147,400.00	11-Jan-23	Occupied as of 05/11/23 - Title for Consolidation to HDMF
20	890202203160002	08	04	St. Therese Subdivision, Phase I, Visayan Village, Tagum City	50.00	33.13	752,200.00	11-Nov-22	Occupied as of 11/11/22 - Title for Consolidation to HDMF
				BERMUDEZ PLAINS					
21	890202303200007	10	10	Bermudez Plains, Apokon, Phase I, Tagum City	110.00	36.00	756,200.00	12-Jul-23	Occupied as of 07/12/23 - Title Consolidated
22	890202211230005	21	04	Bermudez Plains, Apokon, Phase II, Tagum City	100.00	36.00	563,600.00	15-Jun-22	Occupied as of 05/11/23 - Title Consolidated
				MERVILLE SUBDIVISION					
23	809019032900115	21	49	Merville Subdivision, Magdum, Tagum City	334.00	40.25	1,452,400.00	17-Jun-22	Occupied as of 07/08/22 - Title Consolidated
				CAPITOL HOMES					
24	890202211230002	22	10	Capitol Homes Subdivision, Mankilam, Tagum City	120.00	36.35	484,800.00	7-Jul-22	Occupied as of 12/28/22 - Title Consolidated
				ESMERALDA NORTHWEST					
25	890202302090053	04	04	Esmeralda Northwest, Phase I, La Filipina, Tagum City	91.00	45.00	1,269,100.00	15-Jun-22	Occupied as of 06/20/23 - Title for Consolidation to HDMF
26	890202304120013	01	14	Esmeralda Northwest, Phase II, La Filipina, Tagum City	45.00	30.15	576,600.00	26-Sep-22	Occupied as of 06/20/23 - Title for Consolidation to HDMF
27	890202304120017	06	17	Esmeralda Northwest, Phase II, La Filipina, Tagum City	45.00	30.15	556,600.00	15-Aug-23	Occupied as of 08/15/23 - Title for Consolidation to HDMF

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		BLK	LOT	DESCRIPTION					
				KAPALONG					
				VILLA CLEMENTA SUBDIVISION					
28	809018112800036	11	04	Villa Clementa Subdivision, Maniki (Pob.), Kapalong	105.00	36.00	266,500.00	17-Aug-22	Occupied as of 09/08/22 - Title for Consolidation to HDMF
				STO. TOMAS					
				EMILY HOMES SUBDIVISION					
29	890202304120007	07	16	Emily Homes Subdivision , Tibal-og (Pob.), Santo Tomas	150.00	70.80	946,200.00	27-Jul-22	Occupied as of 06/21/23 - Title for Consolidation to HDMF
				DAVAO DE ORO					
				NABUNTURAN					
				ALVANIA SUBDIVISION					
30	890201906210001	11	04	Alvania Subdivision, Phase II, Poblacion, Nabunturan	149.00	36.67	520,900.00	8-Feb-23	Occupied as of 02/08/23 - Title Consolidated
				MARAGUSAN					
				KIMJAMES HOMES					
31	890202302090056	05	02	Kimjames Homes, Poblacion, Maragusan	80.00	32.99	875,800.00	26-Jul-23	Occupied as of 07/26/23 - Title for Consolidation to HDMF
32	890202304120016	05	15	Kimjames Homes, Poblacion, Maragusan	80.00	32.99	816,500.00	7-Sep-22	Occupied as of 06/13/23 - Title for Consolidation to HDMF
33	890202304120015	10	2-A	Kimjames Homes, Poblacion, Maragusan	40.00	26.50	475,700.00	26-Jul-23	Occupied as of 07/26/23 - Title for Consolidation to HDMF
34	890202302090057	10	2-B	Kimjames Homes, Poblacion, Maragusan	40.00	26.00	471,200.00	26-Jul-23	Occupied as of 07/26/23 - Title for Consolidation to HDMF
				MONKAYO					
				GOLDEN PLAINS SUBDIVISION					
35	890202302090052	01	14	Golden Plains Subdivision, Phase II, Poblacion, Monkayo	120.00	47.50	1,076,500.00	28-Mar-23	Occupied as of 06/13/23 - Title for Consolidation to HDMF
36	890202302090049	03	04	Golden Plains Subdivision, Phase II, Poblacion, Monkayo	120.00	47.50	1,109,900.00	26-Jul-23	Occupied as of 07/26/23 - Title for Consolidation to HDMF
37	890202211150001	06	07	Golden Plains Subdivision, Phase II, Poblacion, Monkayo	110.00	47.50	826,200.00	19-Jul-22	Unoccupied as of 06/13/23 - Title 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:

- Davao del Norte and Davao de Oro Properties **– November 28 - December 04, 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:

   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	**- December 07, 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:**

    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. 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 EDSEL YAP or MR. WILMOR M. ENGGING II** 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. GILBERT F.A. UY
OIC-Vice President - Home Lending Operations
Visayas/Mindanao Group
Chairman
Committee on Disposition of Acquired Assets