



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

## INVITATION FOR PUBLIC AUCTION

**OPENING: MARCH 20, 2024**

**ACCEPTANCE OF BID OFFERS: MARCH 11-15, 2024**

**BATCH NO: 52ND**

The Home Development Mutual Fund (Pag-IBIG FUND) Davao Housing Hub—Committee on Disposition of Acquired Assets shall conduct a **SECOND (2ND) PUBLIC AUCTION** for the following **ACQUIRED PROPERTIES** on **March 20, 2024, 9:00 AM** at **3rd Flr, LRRD Office, Pryce Tower Condominium Davao City.**

PROPERTY ITEM NO.	ROPA ID	LOCATION OF PROPERTY (DAVAO DEL SUR, DAVAO DEL NORTE, DAVAO DE ORO, AND SOUTH COTABATO PROPERTIES)			LOT AREA	FLOOR AREA	MINIMUM BID PRICE	APPRAISAL DATE	REMARKS
		BLK	LOT	DESCRIPTION					
				<b>DAVAO DEL SUR</b>					
				<b>DAVAO CITY</b>					
				<b>AREZZO PLACE DAVAO</b>					
1	888202305080007			Unit 4-L, Bldg. 3, Arezzo Place Davao, Pampanga, Davao City	0.00	30.60	3,257,190.00	11/17/2023	Occupied as of Nov. 17, 2023 - Title for Consolidation
2	888202305080009			Unit 2-I, Bldg. 7, Arezzo Place Davao, Pampanga, Davao City	0.00	32.50	3,404,790.00	11/17/2023	Occupied as of Nov. 17, 2023 - Title for Consolidation
3	888202305080005			Unit 1-G, Bldg. 8, Arezzo Place Davao, Pampanga, Davao City	0.00	32.50	3,404,790.00	11/17/2023	Occupied as of Nov. 17, 2023 - Title for Consolidation
4	888202303090001			Unit 3-Q, Bldg. 9, Arezzo Place Davao, Pampanga, Davao City	0.00	32.50	3,404,790.00	11/17/2023	Occupied as of Nov. 17, 2023 - Title for Consolidation
				<b>ORANGE GROOVE SUBDIVISION</b>					
5	888202304260015	03	03	Orange Groove Subdivision, Matina Pang, Davao City	269.00	LOT ONLY	2,663,100.00	09/07/2023	Unoccupied Lot as of Sept. 7, 2023 - Title for Consolidation
				<b>EVISSA DAVAO</b>					
6	888202302080018	12	04	Evisia Davao, Matina Pang, Davao City	44.00	52.00	1,574,190.00	07/20/2022	Occupied as of July 7, 2023 - Title for Consolidation
				<b>MATANAO COUNTRY HOMES</b>					
7	888202303220004	03	17	Matanao Country Homes, Poblacion, Matanao	140.00	37.00	282,330.00	01/07/2023	Occupied as of June 9, 2023 - Title for Consolidation
				<b>DAVAO DEL NORTE</b>					
				<b>PANABO CITY</b>					
				<b>KANARI HOMES</b>					
8	890202203080005	11	37	Kanari Homes, New Visayas, Panabo City	84.00	35.70	935,010.00	08/31/2023	Occupied as of Aug. 31, 2023 - Title for Consolidation
				<b>SAHARAVILLE SUBDIVISION</b>					
9	890202209090002	03	01	Saharaville Subdivision, New Visayas, Panabo City	87.00	36.00	875,610.00	11/16/2022	Occupied as of June 21, 2023 - Title for Consolidation
10	890202305080005	03	25-A & B	Saharaville Subdivision, New Visayas, Panabo City	90.00	36.00	916,560.00	10/13/2023	Occupied as of Oct. 13, 2023 - Title for Consolidation
				<b>LUMINA PANABO</b>					
11	890202212150019	22	21	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	515,430.00	07/15/2022	Occupied as of Jan. 06, 2023 - Title for Consolidation

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		BLK	LOT	DESCRIPTION					
				<u>CARMEN</u>					
				<u>MALIIVILLE SUBDIVISION</u>					
12	890202303200003	02	03	Maliaville Subdivision, Ising (Pob.), Carmen	100.00	33.00	475,470.00	01/11/2023	Occupied as of June 14, 2023 - Title Cons
13	809019051500021	04	05	Maliaville Subdivision, Ising (Pob.), Carmen	120.00	33.00	628,290.00	06/29/2023	Occupied as of June 29, 2023 - Title Cons
				<u>TAGUM CITY</u>					
				<u>NORTH EAGLE HOMES</u>					
14	890202202190001	08	09	North Eagle Homes, Phase III, Visayan Village, Tagum City	110.00	40.05	649,620.00	09/19/2023	Occupied as of Sept. 19, 2023 - Title Cons
				<u>ST. THERESE SUBDIVISION</u>					
15	890202303200010	05	06	St. Therese Subdivision, Phase I, Visayan Village, Tagum City	108.00	40.19	1,032,660.00	01/11/2023	Occupied as of May 11, 2023 - Title for Consolida
				<u>BERMUDEZ PLAINS</u>					
16	890202303200007	10	10	Bermudez Plains, Apokon, Phase I, Tagum City	110.00	36.00	680,580.00	07/12/2023	Occupied as of July 12, 2023 - Title Cons
17	890202211230005	21	04	Bermudez Plains, Apokon, Phase II, Tagum City	100.00	36.00	507,240.00	06/15/2022	Occupied as of May 11, 2023 - Title Cons
				<u>ESMERALDA NORTHWEST</u>					
18	890202302090053	04	04	Esmeralda Northwest, Phase I, La Filipina, Tagum City	91.00	45.00	1,142,190.00	06/15/2022	Occupied as of June 20, 2023 - Title for Consolida
19	890202304120013	01	14	Esmeralda Northwest, Phase II, La Filipina, Tagum City	45.00	30.15	518,940.00	09/26/2022	Occupied as of June 20, 2023 - Title for Consolida
20	890202304120017	06	17	Esmeralda Northwest, Phase II, La Filipina, Tagum City	45.00	30.15	500,940.00	08/15/2023	Occupied as of Aug. 15, 2023 - Title for Consolida
				<u>KAPALONG</u>					
				<u>VILLA CLEMENTA SUBDIVISION</u>					
21	809018112800036	11	04	Villa Clementa Subdivision, Maniki (Pob.), Kapalong	105.00	36.00	239,850.00	08/17/2022	Occupied as of Sept. 08, 2022 - Title for Consolida
				<u>DAVAO DE ORO</u>					
				<u>NABUNTURAN</u>					
				<u>ALVANIA SUBDIVISION</u>					
22	890201906210001	11	04	Alvania Subdivision, Phase II, Poblacion, Nabunturan	149.00	36.67	468,810.00	02/08/2023	Occupied as of Feb. 08, 2023 - Title Cons
				<u>MARAGUSAN</u>					
				<u>KIMJAMES HOMES</u>					
23	890202304120015	10	2-A	Kimjames Homes, Poblacion, Maragusan	40.00	26.50	428,130.00	07/26/2023	Occupied as of July 26, 2023 - Title for Consolida
24	890202302090057	10	2-B	Kimjames Homes, Poblacion, Maragusan	40.00	26.00	424,080.00	07/26/2023	Occupied as of July 26, 2023 - Title for Consolida
				<u>MONKAYO</u>					
				<u>GOLDEN PLAINS SUBDIVISION</u>					
25	890202302090052	01	14	Golden Plains Subdivision, Phase II, Poblacion, Monkayo	120.00	47.50	968,850.00	03/28/2023	Occupied as of June 13, 2023 - Title for Consolida

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		BLK	LOT	DESCRIPTION					
				<u>SOUTH COTABATO</u>					
				<u>GENERAL SANTOS CITY</u>					
				<u>DONA SOLEDAD SUBDIVISION</u>					
26	889202112040001	02	06	Dona Soledad Subdivision, Phase II, Labangal, General Santos City	120.00	35.75	779,940.00	09/08/2023	Occupied as of Sept. 8, 2023 - Title Consol
27	889202303100086	07	16	Dona Soledad Subdivision, Phase VI, Labangal, General Santos City	120.00	39.24	1,090,170.00	11/29/2023	Occupied as of Nov. 29, 2023 - Title for Consol
				<u>LUMINA GENERAL SANTOS</u>					
28	889202303100059	12	46	Lumina General Santos, San Isidro, General Santos City	40.00	42.00	959,760.00	12/13/2023	Occupied as of Dec. 13, 2023 - Title for Consol
29	889202303100056	17	50	Lumina General Santos, San Isidro, General Santos City	36.00	22.00	568,260.00	12/13/2023	Occupied as of Dec. 13, 2023 - Title for Consol
30	889202303100077	28	16	Lumina General Santos, San Isidro, General Santos City	36.00	22.00	568,260.00	12/13/2023	Occupied as of Dec. 13, 2023 - Title for Consol
31	889202303100055	38	48	Lumina General Santos, San Isidro, General Santos City	36.00	22.00	508,860.00	12/13/2023	Occupied as of Dec. 13, 2023 - Title for Consol
32	889202303100058	45	65	Lumina General Santos, San Isidro, General Santos City	40.00	42.00	959,760.00	12/13/2023	Occupied as of Dec. 13, 2023 - Title for Consol
33	889202302080111	46	69	Lumina General Santos, San Isidro, General Santos City	55.00	42.00	1,046,160.00	12/13/2023	Occupied as of Dec. 13, 2023 - Title Consol
				<u>POLOMOLOK</u>					
				<u>MIRAVILLA HOMES</u>					
34	889202303100075	18	14	Miravilla Homes, Glamang, Polomolok	50.00	25.15	625,050.00	12/13/2023	Occupied as of Dec. 13, 2023 - Title Consol
35	889202303100094	20	22	Miravilla Homes, Glamang, Polomolok	50.00	25.15	625,050.00	12/13/2023	Occupied as of Dec. 13, 2023 - Title Consol
				<u>ASUNCION VILLAGE</u>					
36	889202112240001	03	12	Asuncion Village, Phase II, Cannery Site, Polomolok	150.00	64.80	1,076,580.00	09/29/2023	Occupied as of Sept. 29, 2023 - Title Consol
37	889202206150001	14	11	Asuncion Village, Phase II, Cannery Site, Polomolok	148.00	57.19	912,150.00	04/05/2023	Occupied as of Aug. 24, 2023 - Title Consol

### 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 HDM 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](http://www.pagibigfund.gov.ph) (link Disposition of Acquired 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](http://www.pagibigfund.gov.ph/aa/aa.aspx) (Other properties for sale-Disposition of Acquired Auction).
- Bidders are also encouraged to visit our website, [www.pagibigfund.gov.ph/aa/aa.aspx](http://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 pub
- 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 registra

6. Acceptance of bid offer/s shall be from 8:00am to 4:00pm starting:

• Davao del Sur, Davao del Norte, Davao de Oro, and South Cotabato Properties – **March 11-15, 2024**

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](http://www.pagibigfund.gov.ph/aa/aa.aspx) (Other properties for sale-Disposition of Assets of the 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**

**\*DAVAO DEL SUR, DAVAO DEL NORTE, DAVAO DE ORO, AND SOUTH COTABATO PROPERTIES Properties**

**March 20, 2024**

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](http://www.pagibigfund.gov.ph). Bidders are encouraged 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 email and phone 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 Peso and may be 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 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.

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 rate of 12% per annum** under 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.

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 his 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 three (3) working days from the date of 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. LAURENCE EDSSEL YAP** or **MR. WILMOR M. ENGGING** at telephone no. (082) 225-1774 / 224-4733. You may also email inquiries for further details at [davaolmrd.aad@pagibigfund.gov.ph](mailto: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