



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

**INVITATION FOR PUBLIC AUCTION**

**OPENING: APRIL 24, 2024**  
**ACCEPTANCE OF BID OFFERS: APRIL 15 - 19, 2024**  
**BATCH NO: 55TH**

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 **April 24, 2024, 9:00 AM** at **3rd Flr, LRRD Office, Pryce Tower Condominium Davao City.**

PROPERTY ITEM NO.	ROPA ID	LOCATION OF PROPERTY (DAVAO DEL NORTE, DAVAO DE ORO AND DAVAO ORIENTAL PROPERTIES)			LOT AREA	FLOOR AREA	MINIMUM BID PRICE	APPRAISAL DATE	REMARKS
		BLK	LOT	DESCRIPTION					
<b>DAVAO DEL NORTE</b>									
<b>PANABO CITY</b>									
<b>KANARI HOMES</b>									
1	890202302080083	6	7	Kanari Homes, New Visayas, Panabo City	91.00	35.00	1,249,200.00	02/23/2024	Occupied as of 02/23/24 - Title for Consolidation to HDMF
2	890202302080084	6	8	Kanari Homes, New Visayas, Panabo City	91.00	35.00	1,249,200.00	02/23/2024	Occupied as of 02/23/24 - Title for Consolidation to HDMF
3	890202209090006	9	6	Kanari Homes, New Visayas, Panabo City	84.00	30.00	1,214,900.00	02/23/2024	Unoccupied as of 02/23/24 - Title for Consolidation to HDMF
4	890202304120018	13	12	Kanari Homes, New Visayas, Panabo City	54.00	30.00	743,600.00	02/23/2024	Unoccupied as of 02/23/24 - Title for Consolidation to HDMF
<b>PANABO COUNTRY HOMES</b>									
5	890202306300001	5	4 & 6	Panabo Country Homes, New Visayas, Panabo City	100.00	33.04	539,900.00	06/09/2023	Occupied as of 08/11/23 - Title Consolidated
6	890202306260006	23	6	Panabo Country Homes, New Visayas, Panabo City	101.00	28.00	460,700.00	03/10/2023	Occupied as of 08/11/23 - Title Consolidated
<b>VILLA FELISA SUBDIVISION</b>									
7	890202211240001	2	54	Villa Felisa Subdivision, New Visayas, Panabo City	140.00	30.00	600,250.00	02/23/2024	Unoccupied as of 02/23/24 - Title Consolidated
<b>SAHARAVILLE SUBDIVISION</b>									
8	890202307100003	1	7	Saharaville Subdivision, New Visayas, Panabo City	80.00	30.00	870,100.00	05/12/2023	Occupied as of 08/11/23 - Title for Consolidation to HDMF
<b>LUMINA PANABO</b>									
9	890202310060010	17	84	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	462,400.00	05/26/2023	Unoccupied as of 11/09/23 - Title for Consolidation to HDMF
10	890202310060004	18	77	Lumina Panabo, Salvacion, Panabo City	54.00	22.00	591,700.00	01/11/2023	Unoccupied as of 11/09/23 - Title for Consolidation to HDMF
11	890202310060008	18	99	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	477,600.00	03/10/2023	Unoccupied as of 11/09/23 - Title for Consolidation to HDMF
12	890202308080002	19	96	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	490,100.00	02/23/2024	Unoccupied as of 02/23/24 - Title for Consolidation to HDMF
13	890202309070007	20	24	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	462,400.00	06/29/2023	Unoccupied as of 11/09/23 - Title for Consolidation to HDMF
14	890202310060003	20	33	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	477,600.00	06/29/2023	Unoccupied as of 11/09/23 - Title for Consolidation to HDMF
15	890202310060006	20	40	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	477,600.00	01/11/2023	Occupied as of 11/09/23 - Title for Consolidation to HDMF
16	890202309070003	22	52	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	572,700.00	05/26/2023	Unoccupied as of 11/09/23 - Title for Consolidation to HDMF
17	890202309070001	22	63	Lumina Panabo, Salvacion, Panabo City	36.00	22.00	639,900.00	02/23/2024	Unoccupied as of 02/23/24 - Title for Consolidation to HDMF



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		BLK	LOT	DESCRIPTION					
				<b>KAPALONG</b>					
				<b>VILLA CLEMENTA SUBDIVISION</b>					
18	890202211230003	12	36	Villa Clementa Subdivision, Maniki, Kapitalong	102.00	36.00	388,800.00	02/22/2024	Occupied as of 02/22/24 - Title for Consolidation to HDMF
				<b>STO. TOMAS</b>					
				<b>PUERTO AZUL SUBDIVISION</b>					
19	890202212190003	1	4	Puerto Azul Subdivision, Tibal-og (Pob.), Sto. Tomas	210.00	36.00	907,200.00	02/22/2024	Occupied as of 02/22/24 - Title Consolidated
				<b>STO. TOMAS COUNTRY HOMES</b>					
20	809019062500028	11	22	Sto. Tomas Country Homes, Tibal-og (Pob.), Sto. Tomas	81.00	28.00	565,900.00	02/22/2024	Occupied as of 02/22/24 - Title Consolidated
				<b>TAGUM CITY</b>					
				<b>RENZO VILLAGE</b>					
21	809019051000040	2	16	Renzo Village, Visayan Village, Tagum City	90.00	45.00	1,144,000.00	05/25/2023	Occupied as of 05/25/23 - Title Consolidated
				<b>DARA VILLAGE</b>					
22	890201903200004	7	1	Dara Village, Visayan Village, Tagum City	124.00	45.00	1,287,100.00	08/09/2023	Occupied as of 08/09/23 - Title Consolidated
				<b>ESMERALDA NORTH SUBDIVISION</b>					
23	890202310060005	2	17	Esmeralda North Subdivision, Apokon, Tagum City	100.00	42.00	1,245,100.00	05/25/2023	Occupied as of 11/08/23 - Title for Consolidation to HDMF
24	890202311090008	4	7	Esmeralda North Subdivision, Apokon, Tagum City	50.00	31.02	670,800.00	05/25/2023	Occupied as of 12/21/23 - Title for Consolidation to HDMF
25	890202311090004	4	9	Esmeralda North Subdivision, Apokon, Tagum City	50.00	31.02	670,800.00	05/25/2023	Occupied as of 12/21/23 - Title for Consolidation to HDMF
				<b>ESMERALDA RESIDENCES</b>					
26	890202211150003	5	8	Esmeralda Residences, Phase I, Apokon, Tagum City	120.00	67.16	2,507,500.00	02/22/2024	Unoccupied as of 02/22/24 - Title for Consolidation to HDMF
				<b>ESMERALDA NORTHWEST</b>					
27	890202307120001	1	14 & 15	Esmeralda Northwest, Phase I, La Filipina, Tagum City	130.00	42.00	1,309,600.00	01/22/2024	Occupied as of 01/22/24 - Title for Consolidation to HDMF
				<b>CAPITOL HOMES SUBDIVISION</b>					
28	890202309190014	11	12	Capitol Homes Subdivision, Mankilam, Tagum City	120.00	45.00	850,100.00	06/29/2023	Unoccupied as of 11/08/23 - Title Consolidated
29	890201912200004	28	22	Capitol Homes Subdivision, Mankilam, Tagum City	120.00	36.35	765,500.00	03/27/2023	Occupied as of 03/27/23 - Title Consolidated
				<b>VILLA MAGSANOC SUBDIVISION</b>					
30	890202305260025	6	28	Villa Magsanoc Subdivision, Mankilam, Tagum City	100.00	34.02	694,800.00	01/04/2023	Occupied as of 06/16/23 - Title Consolidated
31	890202308310004	23	28	Villa Magsanoc Subdivision, Mankilam, Tagum City	100.00	34.00	650,580.00	05/03/2023	Occupied as of 11/08/23 - Title for Consolidation to HDMF
				<b>VILLA PATRICIA SUBDIVISION</b>					
32	890202308310001	4	6	Villa Patricia Subdivision, Mankilam, Tagum City	120.00	67.70	1,326,300.00	06/29/2023	Occupied as of 11/08/23 - Title Consolidated
				<b>BRIA HOMES TAGUM</b>					
33	890202311090012	9	109	Bria Homes Tagum, La Filipina, Tagum City	36.00	44.00	956,600.00	06/08/2023	Unoccupied as of 12/21/23 - Title for Consolidation to HDMF
34	890202310060007	10	50	Bria Homes Tagum, La Filipina, Tagum City	36.00	37.00	956,600.00	01/18/2023	Unoccupied as of 11/08/23 - Title for Consolidation to HDMF
35	890202310060002	11	45	Bria Homes Tagum, La Filipina, Tagum City	36.00	37.00	878,580.00	03/02/2023	Unoccupied as of 11/08/23 - Title for Consolidation to HDMF
36	890202309070004	11	128	Bria Homes Tagum, La Filipina, Tagum City	54.00	22.00	796,800.00	02/29/2024	Occupied as of 02/29/24 - Title for Consolidation to HDMF
37	890202311090001	12	92	Bria Homes Tagum, La Filipina, Tagum City	36.00	22.00	637,500.00	03/10/2023	Unoccupied as of 12/21/23 - Title for Consolidation to HDMF



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		BLK	LOT	DESCRIPTION					
				<b>BRIA HOMES TAGUM</b>					
38	890202311090002	12	121	Bria Homes Tagum, La Filipina, Tagum City	36.00	22.00	637,500.00	06/08/2023	Occupied as of 12/21/23 - Title for Consolidation to HDMF
39	890202311090003	13	152	Bria Homes Tagum, La Filipina, Tagum City	36.00	22.00	657,500.00	07/26/2023	Occupied as of 12/21/23 - Title for Consolidation to HDMF
40	890202311090005	18	50	Bria Homes Tagum, La Filipina, Tagum City	36.00	22.00	637,500.00	07/26/2023	Unoccupied as of 12/21/23 - Title for Consolidation to HDMF
				<b>DAVAO DE ORO MARAGUSAN</b>					
				<b>KIMJAMES HOMES</b>					
41	890202307100005	1	2	Kimjames Homes, Poblacion, Maragusan	80.00	39.00	912,500.00	02/29/2024	Unoccupied as of 02/29/24 - Title for Consolidation to HDMF
42	890202112180010	6	15	Kimjames Homes, Poblacion, Maragusan	100.00	39.00	968,500.00	02/29/2024	Occupied as of 02/29/24 - Title Consolidated
43	890201911290003	6	19	Kimjames Homes, Poblacion, Maragusan	100.00	39.00	948,500.00	02/22/2024	Occupied as of 02/22/24 - Title Consolidated
44	890202302090043	10	4-B	Kimjames Homes, Poblacion, Maragusan	40.00	26.00	469,900.00	02/22/2024	Occupied as of 02/22/24 - Title for Consolidation to HDMF
				<b>MAWAB</b>					
				<b>PSD-118206 PUROK 2, ANDILI</b>					
45	890201903200008		114-H-2-C	PSD-118206 Purok 2, Andili, Mawab	300.00	36.00	728,800.00	01/11/2023	Occupied as of 01/12/24 - Title Consolidated
				<b>DAVAO ORIENTAL LUPON</b>					
				<b>CLADO SUBDIVISION</b>					
46	890202305260023	7	11	Clado Subdivision, Poblacion, Lupon	232.00	35.95	447,300.00	01/18/2024	Occupied as of 01/11/24 - Title Consolidated
				<b>TOWNSITE SUBDIVISION</b>					
47	890202312290005		2790	Townsite Subdivision, Poblacion, Lupon	474.00	65.90	1,213,400.00	06/21/2023	Occupied as of 01/11/24 - Title Consolidated
				<b>MATI CITY</b>					
				<b>ORCHARD VIEW ESTATE SUBDIVISION</b>					
48	890202306260001	4	8	Orchard View Estate Subdivision, Dahican, Mati City	100.00	37.20	1,453,000.00	02/29/2024	Unoccupied as of 02/29/24 - Title Consolidated
49	890202305260015	7	10	Orchard View Estate Subdivision, Dahican, Mati City	100.00	37.20	1,453,000.00	02/29/2024	Occupied as of 02/29/24 - Title Consolidated
50	890202309190016	7	15	Orchard View Estate Subdivision, Dahican, Mati City	100.00	37.20	1,453,000.00	02/29/2024	Unoccupied as of 02/29/24 - Title Consolidated
				<b>SIBALA VILLAGE SUBDIVISION</b>					
51	890202310160017	9	14	Sibala Village Subdivision, Matiao, Mati City	234.00	50.00	750,800.00	07/12/2023	Occupied as of 01/11/24 - 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](http://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](http://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](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 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, Davao de Oro and Davao Oriental Properties – April 15 - 19, 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:

- 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 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:

	<u>Opening of Bids</u>	<u>Location</u>
• DAVAO DEL NORTE, DAVAO DE ORO AND DAVAO ORIENTAL Properties	- April 24, 2024	- 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](http://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:

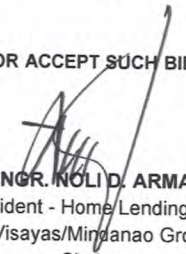
- a. **Cash** – on which the approved purchase price shall be paid not later than thirty (30) calendar days from the signing of Deed of Conditional Sale.
- b. **Short-Term Installment basis** – on which payment shall be in equal monthly installment inclusive of interest and provided the chosen payment 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 EDSSEL YAP** or **MS. CHENDIE C. MAYA** at telephone no. **(082) 225-1774 / 224-4733**. You may also email your 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