



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

INVITATION FOR PUBLIC AUCTION

OPENING: MAY 9, 2024

ACCEPTANCE OF BID OFFERS: APRIL 29 - MAY 6, 2024

BATCH NO: 56TH

The Home Development Mutual Fund (Pag-IBIG FUND) Davao Housing Hub-Committee on Disposition of Acquired Assets shall conduct a **FIRST (1<sup>ST</sup>) PUBLIC AUCTION** for the following **ACQUIRED RESIDENTIAL PROPERTIES** on **May 9, 2024, 9:00 AM at 3rd floor, LRRD Office, Pryce Tower Condominium Davao City.**

PROPERTY ITEM NO.	ROPA ID	LOCATION OF PROPERTY (DAVAO CITY & DAVAO DEL SUR PROPERTIES)			LOT AREA	FLOOR AREA	SELLING PRICE	APPRAISAL DATE	REMARKS		
		BLK	LOT	DESCRIPTION							
				<b>AREZZO PLACE DAVAO</b>							
1	888202306070001			Unit 1-I, Bldg. 8, Arezzo Place Davao, Pampang, Davao City			0.00	32.50	3,685,500.00	03/10/2023	Occupied as of Aug. 4, 2023 - Title for Consolidation to HDMF
2	888202307100002			Unit 5-I, Bldg. 8, Arezzo Place Davao, Pampang, Davao City			0.00	32.50	3,656,800.00	05/02/2023	Occupied as of Aug. 4, 2023 - Title for Consolidation to HDMF
				<b>DECA HOMES SUBDIVISION - CABANTIAN</b>							
3	888202112090028	6	10	Deca Homes Subdivision, Cabantian, Buhangin, Davao City			81.00	35.10	1,358,200.00	03/21/2024	Occupied as of March 21, 2024 - Title Consolidated
				<b>DECA HOMES SUBDIVISION - INDANGAN</b>							
4	888202309070004	116	2	Deca Homes Subdivision, Phase IV, Indangan, Davao City			100.00	110.00	3,608,600.00	03/21/2024	Occupied as of March 21, 2024 - Title for Consolidation to HDMF
5	888202211150025	118	11	Deca Homes Subdivision, Phase IV, Indangan, Davao City			90.00	35.10	890,400.00	03/21/2024	Unoccupied as of March 21, 2024 - Title Consolidated
				<b>DECA HOMES SUBDIVISION - TIGATTO</b>							
6	888202309190024	70	6	Deca Homes Subdivision, Esperanza, Tigatto, Davao City			80.00	35.10	1,112,000.00	03/21/2024	Occupied as of March 21, 2024 - Title Consolidated
7	888202308300003	72	17	Deca Homes Subdivision, Esperanza, Tigatto, Davao City			139.00	35.10	1,531,900.00	03/21/2024	Occupied as of March 21, 2024 - Title for Consolidation to HDMF
8	888202112230001	74	26	Deca Homes Subdivision, Esperanza, Tigatto, Davao City			95.00	35.10	1,183,500.00	03/21/2024	Occupied as of March 21, 2024 - Title Consolidated
9	888202309190026	75	43	Deca Homes Subdivision, Esperanza, Tigatto, Davao City			80.00	35.10	1,092,000.00	03/21/2024	Occupied as of March 21, 2024 - Title Consolidated
				<b>NAVONA DAVAO</b>							
10	888202308070001	15	18	Navona Davao, Matina Pangi, Davao City			44.00	48.00	2,413,900.00	05/02/2023	Unoccupied as of Oct. 27, 2023 - Title for Consolidation to HDMF
				<b>ELENITA HEIGHTS SUBDIVISION</b>							
11	888202203240006	17	22	Elenita Heights Subdivision, Garden Villas, Catalunan Grande, Davao City			150.00	45.00	2,159,300.00	03/21/2024	Unoccupied as of March 21, 2024 - Title Consolidated
12	888202301230006	13	22	Elenita Heights Subdivision, Phase II, Catalunan Grande, Davao City			150.00	45.00	2,378,430.00	03/21/2024	Occupied as of March 21, 2024 - Title Consolidated
				<b>DECA HOMES RESORT RESIDENCES SUBDIVISION</b>							
13	888202111200002	45	9	Deca Homes Resort Residences Subdivision, Phase II, Tugbok, Davao City			120.00	LOT ONLY	840,000.00	03/21/2024	Unoccupied Lot as of March 21, 2024 - Title Consolidated
14	888202111200001	45	11	Deca Homes Resort Residences Subdivision, Phase II, Tugbok, Davao City			120.00	LOT ONLY	840,000.00	03/21/2024	Unoccupied Lot as of March 21, 2024 - Title Consolidated
15	888202109300022	78	22	Deca Homes Resort Residences Subdivision, Phase IV, Tugbok, Davao City			120.00	LOT ONLY	840,000.00	03/21/2024	Unoccupied Lot as of March 21, 2024 - Title Consolidated
16	888202109300021	78	24	Deca Homes Resort Residences Subdivision, Phase IV, Tugbok, Davao City			120.00	LOT ONLY	840,000.00	03/21/2024	Unoccupied Lot as of March 21, 2024 - Title Consolidated
17	888202307100003	16	9	Deca Homes Resort Residences Subdivision, Phase VIII-B, Tacunan, Davao City			100.00	35.10	1,504,600.00	03/21/2024	Occupied as of March 21, 2024 - Title for Consolidation to HDMF
18	888202112040002	23	11	Deca Homes Resort Residences Subdivision, Phase VIII, Tacunan, Davao City			100.00	35.10	1,404,600.00	03/21/2024	Occupied as of March 21, 2024 - Title Consolidated

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		BLK	LOT	DESCRIPTION							
				<b>DECA HOMES SUBDIVISION - MULIG</b>							
19	888202310060010	67	5	Deca Homes Subdivision, Mulig, Davao City			100.00	35.10	1,507,000.00	03/21/2024	Occupied as of March 21, 2024 - Title for Consolidation to HDMF
				<b>ROSALINA VILLAGE III</b>							
20	888202212160008	15	25	Rosalina Village III, Dumoy, Toril, Davao City			102.00	35.75	989,800.00	03/21/2024	Occupied as of March 21, 2024 - Title Consolidated
21	888202205130002	34	10	Rosalina Village III, Dumoy, Toril, Davao City			100.00	35.75	1,030,800.00	03/21/2024	Occupied as of March 21, 2024 - Title Consolidated
				<b>ST. JOSEPH SUBDIVISION</b>							
22	888202401310001	19	5, 7, & 9	St. Joseph Subdivision, Sirawan, Davao City			198.00	33.21	1,430,100.00	01/30/2024	Occupied as of Feb. 2, 2024 - Title Consolidated
				<b>DIGOS CITY</b>							
				<b>BRIA HOMES - DIGOS</b>							
23	888202310060011	3	7	Bria Homes, Matti, Digos City			36.00	22.00	641,100.00	09/27/2023	Unoccupied as of Oct. 13, 2023 - Title for Consolidation to HDMF
24	888202310060012	3	40	Bria Homes, Matti, Digos City			36.00	22.00	641,100.00	09/27/2023	Unoccupied as of Oct. 13, 2023 - Title for Consolidation to HDMF
25	888202310060007	3	41	Bria Homes, Matti, Digos City			36.00	22.00	641,100.00	09/27/2023	Unoccupied as of Oct. 13, 2023 - Title for Consolidation to HDMF
26	888202311090004	4	43	Bria Homes, Matti, Digos City			36.00	22.00	661,200.00	07/28/2023	Unoccupied as of Feb. 16, 2024 - Title for Consolidation to HDMF
27	888202310080014	5	33	Bria Homes, Matti, Digos City			54.00	22.00	745,000.00	09/27/2023	Occupied as of Oct. 13, 2023 - Title for Consolidation to HDMF
28	888202310060006	8	6	Bria Homes, Matti, Digos City			36.00	22.00	661,200.00	01/07/2023	Unoccupied as of Oct. 13, 2023 - Title for Consolidation to HDMF
29	888202310060001	9	4	Bria Homes, Matti, Digos City			36.00	22.00	661,200.00	03/02/2023	Unoccupied as of Oct. 13, 2023 - Title for Consolidation to HDMF
30	888202311090003	9	25	Bria Homes, Matti, Digos City			36.00	22.00	661,200.00	07/28/2023	Unoccupied as of Feb. 16, 2024 - Title for Consolidation to HDMF
31	888202311090005	11	41	Bria Homes, Matti, Digos City			36.00	22.00	661,200.00	07/28/2023	Unoccupied as of Feb. 16, 2024 - Title for Consolidation to HDMF
				<b>DON LORENZO HOMES SUBDIVISION</b>							
32	888202310160001	16	24	Don Lorenzo Homes Subdivision, Tres De Mayo, Digos City			110.00	62.01	1,535,228.00	01/18/2024	Occupied as of Feb. 16, 2024 - Title Consolidated
				<b>CITTA DI ORO SUBDIVISION</b>							
33	888202311090002	7	7	Citta Di Oro Subdivision, Tres De Mayo, Digos City			120.00	54.00	2,002,600.00	09/27/2023	Occupied as of Feb. 16, 2024 - Title for Consolidation to HDMF
				<b>EMILY HOMES SUBDIVISION - DIGOS</b>							
34	888202204220008	4	15	Emily Homes Subdivision, Tres De Mayo, Digos City			140.00	38.22	770,820.00	01/18/2024	Unoccupied as of Jan. 18, 2024 - 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.
- 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 City and Davao del Sur Properties – April 29 - May 6, 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 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:

	<u>Opening of Bids</u>	<u>Location</u>
• DAVAO CITY AND DAVAO DEL SUR Properties	- May 9, 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:

- 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 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 L. 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