



Republic of the Philippines
Office of the President
SOUTHERN PHILIPPINES DEVELOPMENT AUTHORITY

Main Office: SPDA Main Office (inside DAR Compound) IFMC Km. 12 Catalunan Pequeno, Davao City
Telefax No. (082) 297.6664/298.5745 Email: spda_main@yahoo.com

**SPDA ASSET MANAGEMENT AND DISPOSAL COMMITTEE /
BIDS AND AWARDS COMMITTEE (BAC)**

Date : August 22, 2022

INVITATION TO BID/ AUCTION
SALE OF SPDA REAL PROPERTIES

The Southern Philippines Development Authority (SPDA) is inviting interested Bidders for the auction sale of SPDA real properties located within Region XI area, to be sold on "AS-IS WHERE-IS" basis, of which properties are particularly described as follows:

Item	Location	Area/ Title No.	Brief Description / Land Use
1	Catalunan Pequeno, Davao City	36,784 sq.m. / T-271742	This is immediately adjacent to the SPDA Village and Wellspring Subdivision Ph. 1, both low-cost housing project. It is just few meters from the Catalunan Pequeno barangay hall and school. Formerly, a SPDA Organic Fertilizer Project. Based on the prevailing land usage in the neighborhood, the residential use would represent the highest and best use of the property.
2	Sasa, Davao City	5,152 sq. m./ 146-2019011958	This is located adjacent to Purok Sto Rosario and Icsama Sapaha Housing Urban Association right across the Mariano Express Lines and APL container yards, about 400 meters north from the Seawind by Damosa Land condominium, more or less, 500 meters south from the NCCC Panacan, or 1.50 kms. From the Panacan Public Market and approximately 2.60 kms. from the Sasa Wharf or 11.0 kms. from the City Hall of Davao City. Based upon the prevailing land usage in the neighbourhood, a Commercial utility would represent the highest and best use of the property
3	Sasa, Davao City	13,132 sq.m. / 146-2019012188	-do-
4	Banaybanay, Davao Oriental	10,000 sq. m. / P-7052	This one-hectare land is a prime lot, facing the national highway, adjacent to the 21-ha. non-operational SPDA Maputi Fishpond Project. The ownership was not yet transferred in the name of the SPDA. This was previously utilized as a fishpond.
5	Banaybanay, Davao Oriental	210,000 sq.m. / T-8791	This property is located at Maputi, Banaybanay, Davao Oriental adjacent to the one-ha. acquired land of SPDA. This was a previously operated as SPDA Maputi Fishpond Project.
6	Monkayo, Comval	20,012 sq.m. / T-8465	This property is located at San Jose, Monkayo, ComVal. Per Assessor's record, the actual use of the land is as follows: a) 500 sq. m. – residential b) 1.9512 ha. - agricultural



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GENERAL PROVISIONS:

1. Interested Bidders may secure the Terms of Reference (TOR) for the subject Bidding/ Auction starting August 21, 2022 to September 11, 2022 from the BAC Secretariat, SPDA Main Office, inside DAR compound, IFMC, Km. 12 Catalunan Pequeno, Davao City, for a Non-refundable Fee for the bidding documents as indicated on Item IX (d) of the Terms of Reference (TOR), payable to the SPDA either in Cash or Manager's / Cashier's Check. A copy of the TOR may, likewise, be viewed in the SPDA website (spda.gov.ph).
2. The last day for the submission of Documentary Requirements and Final Bid/ Offer-Letter shall be on September 11, 2022, 10:00 a.m. at the SPDA Conference Room, inside DAR compound, IFMC, Km. 12 Catalunan Pequeno, Davao City. The Bidder shall submit the Bid Price per title to be placed in a sealed envelope, i.e. if the Bidder is interested to bid for the three (3) properties, he must submit 3 envelopes for this purpose. The Documentary Requirements, Bid /Auction Security, and Final Bid/ Offer Letter shall be submitted in one (1) Large Envelope, tightly sealed and marked as indicated under Item V –Bidding/ Auction Procedure of the TOR.
3. All persons/ individuals/ sole proprietorships, partnerships, corporations, cooperatives authorized by law to own and acquire real properties in the Philippines, may participate in this Bidding/ Auction.
4. A Pre-Bid Conference among the interested Bidders relative to this Sale is set on August 28, 2022, 10:00 a.m. at the SPDA Main Conference Room, inside DAR compound, IFMC, Km. 12 Catalunan Pequeno, Davao City, for the purpose of discussing or clarifying issues and concerns on the subject properties, the TOR and other possible questions from the prospective Bidders.
5. Opening of Bids/ Offers is on September 11, 2022, 10:00 a.m. at the SPDA Conference Room, SPDA Main Office (inside DAR compound), IFMC, Km. 12 Catalunan Pequeno, Davao City.
6. The SPDA assumes no obligation to compensate or indemnify parties for any expense or loss/es that they may incur as a result of their participation in this Bidding/ Auction Process, nor does SPDA guarantee that an Award will be made as a result of this invitation. Also, the SPDA reserves the right to waive any defect/s or formality/ies found therein, in response to the eligibility requirements and/or to this invitation, and reserves the right to accept only Bid/s most advantageous to the SPDA.
7. The SPDA reserves the right to withdraw any or all of the properties offered for sale at the time before the deadline for submission of offers or to postpone or reset the date of opening of bids.
8. For property with title/tax declaration (TD) that is not yet in the name of SPDA, the awardee shall undertake all activities in order to cause the transfer of the title/TD from the registered owner and assume the payment of all taxes and other charges and expenses necessary or incidental in effecting the transfer of the title/TD in the name of the awardee.
9. Offers to purchase SPDA properties are subject to the approval of the SPDA EXECOM / Asset Management and Disposal Committee/ Bids and Awards Committee (BAC) and/ or the SPDA Board.

TERMS OF PAYMENT:

1. Bid security/ bond – The bid security/ bond is at 10% of the Bid Price/ Purchase Price and shall be paid upon submission of the Bid Documents. The bid security shall be considered as deposit.
 2. Full payment either in Cash, Bank Manager's or Cashier's Check from a highly-reputable Savings/ Commercial/ Universal Bank subject to proper validation shall be accepted for the Bidded/Auctioned Property upon signing of the Deed of Absolute Sale (DOAS), to be made within thirty (30) calendar days from the date of receipt of the NOA.
 3. Minimum Bid Price
The Minimum Acceptable Bid Price for the subject properties is based on the current appraisal value of the property as set forth hereunder, to wit:
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Item	Location	Area/ Title No.	Minimum Bid Price (Inclusive of VAT)
1	Catalunan Pequeno, Davao City	36,784 sq.m. / T-271742	P23,316,030.00
2	Sasa, Davao City	5,152 sq. m./146-2019011958	84,488,420.80
3	Sasa, Davao City	13,132 sq.m. / 146-2019012188	215,353,637.80
4	Banaybanay, Davao Oriental	10,101 sq. m. / P-7052	1,205,554.35
5	Banaybanay, Davao Oriental	210,000 sq.m. / T-8791	25,063,500.00
6	Monkayo, Comval	20,012 sq.m. / T-8465	9,700,209.00

For further information, please refer to:

MUNAP H. PACIO
Deputy Administrator/ Chairman, Asset Management and Disposal Committee / Bids and Awards
Committee (BAC)
SPDA Main Office (inside DAR compound), IFMC, Km. 12 Catalunan Pequeno, Davao City