

# INVITATION TO BID

## AVAILABLE PROPERTIES

**Bidding Date: 27 September 2024**

1598 M.H. del Pilar Cor.  
Dr. J. Quintos Sts. Malate, Manila

Tel. No. 8-522-0000 or 8-551-2200  
Connecting All Departments



**LANDBANK**  
SERVING THE NATION

[www.landbank.com](http://www.landbank.com)

ITEM NO.	AREA (sq.m.)	PROPERTY DESCRIPTION	LOCATION	MINIMUM BID PRICE (Php)
1	185	A residential lot with improvement covered by TCT No. N-219541 <sup>2/ 5/ 14/ 17/ 22/</sup>	Lot 9-B, No. 177-B, Don Damaso St., Don Antonio Heights, Quezon City	7,518,000.00
2	231	A residential land with improvement covered by TCT No. 039-2018003885 <sup>5/ 8/ 22/</sup>	No. 417 along Malolos – Paombong Provincial Road, Barangay Sto. Niño, Paombong, Bulacan	1,959,000.00
3	22,977	A mixed residential land (277 sq. m.) and agricultural land (22,700 sq. m.) with improvement covered by TCT No. T-39492 P (M) <sup>2/ 5/ 10/ 22/</sup>	Along barrio road (undeveloped), Brgy. Tigbe, Norzagaray, Bulacan	9,442,000.00
4	15,600	An agricultural land covered by TCT No. T-361872 <sup>2/ 6/ 22/ 33/ 34/ 37/ 39/ 40/</sup>	Brgy. Villaluz, Delfin Albano, Isabela	1,092,000.00
5	11,265	An agricultural land covered by TCT No. T-361867 <sup>2/ 6/ 22/ 33/ 34/ 44/</sup>	Brgy. Villaluz, Delfin Albano, Isabela	789,000.00
6	8,345	An agricultural land covered by TCT No. T-361870 <sup>2/ 6/ 22/ 33/ 34/</sup>	Brgy. Rizal, Delfin Albano, Isabela	584,000.00
7	10,000	An agricultural land covered by TCT No. T-361868 <sup>2/ 6/ 22/ 33/ 34/</sup>	Brgy. Rizal, Delfin Albano, Isabela	700,000.00
8	9,577	An agricultural land covered by TCT No. T-361869 <sup>2/ 6/ 14/ 33/ 34/</sup>	Brgy. Rizal, Delfin Albano, Isabela	670,000.00
9	12,284	An agricultural land covered by TCT No. T-361873 <sup>2/ 6/ 22/ 33/ 41/ 44/</sup>	Brgy. Rizal, Delfin Albano, Isabela	860,000.00
10	22,500	An agricultural land covered by TCT No. T-361871 <sup>2/ 5/ 22/ 33/ 45/</sup>	Along a concrete Barangay Road, Brgy. Capitol, Delfin Albano, Isabela	1,688,000.00
11	15,192	An agricultural land covered by TCT No. T-361875 <sup>2/ 5/ 22/ 33/ 42/ 46/</sup>	Brgy. Ragan Sur, Delfin Albano, Isabela	912,000.00
12	22,677	An agricultural land identified as Lot No. 5152-D covered by TCT No. T-335075 <sup>2/ 5/ 22/ 30/ 33/ 36/ 47/</sup>	Along earth-paved road, Brgy. Sta. Cruz, Echague, Isabela	2,268,000.00
13	21,130	Two (2) parcels of adjacent/contiguous agricultural lands identified as Lot Nos. 5251-C & 5251-B covered by TCT Nos. T-335076 & T-335077 <sup>2/ 5/ 22/ 30 33/ 36/ 47/</sup>	Along earth-paved road, Brgy. Sta. Cruz, Echague, Isabela	2,113,000.00
14	27,021	An agricultural land identified as Lot No. 8324 covered by TCT No. T-335080 <sup>2/ 5/ 22/ 30/ 31/ 33/</sup>	Along earth-paved road, Brgy. Arabiat, Echague, Isabela	1,405,000.00
15	27,104	An agricultural (23,104 sq.m.) / residential (4,000 sq.m.) land identified as Lot No. 2 with improvements covered by TCT No. 276273 <sup>2/ 5/ 7/ 8/ 22/ 25/ 30/ 38/</sup>	Along Brgy. Road, Brgy. Camanbugan, Urbiztondo, Pangasinan	3,391,000.00
16	21,388	An agricultural land identified as Lot No. 2-E with improvements and machineries covered by TCT No. 032-2017003884 <sup>3/ 5/ 7/ 8/ 10/ 22/ 26/ 28/ 30/ 43/ 48/</sup>	Along west of the National Road, Brgy. Baculud, Iguig, Cagayan	33,848,000.00
17	11,656	A residential land identified as Lot No. 3830-A with improvements covered by TCT No. 032-2017000425 <sup>3/ 5/ 7/ 8/ 10/ 22/ 28/ 30/ 37/</sup>	Along west of the National Road, Brgy. Baculud, Iguig, Cagayan	25,562,000.00
18	46,510	An agricultural land identified as Lot No. 655 covered by OCT No. (P-3811) 1587 <sup>1/ 5/ 7/ 8/ 10/ 22/ 35/</sup>	Along an undeveloped road, Brgy. San Ramon, Aglipay, Quirino	1,256,000.00
19	43,277	An agricultural land identified as Lot No. 666 covered by TCT No. T-2006 <sup>1/ 5/ 7/ 8/ 10/ 22/ 35/</sup>	Along an undeveloped road, Brgy. San Ramon, Aglipay, Quirino	1,168,000.00

20	633	An agricultural land identified as Lot No. 46 covered by KOT No. P-9730 <sup>1/ 5/ 7/ 8/ 10/ 22/ 35/</sup>	Along an undeveloped Barangay Road, Brgy. Ligaya, Aglipay, Quirino	209,000.00
21	1,450	An agricultural land identified as Lot No. 31 covered by KOT No. P-9733 <sup>1/ 5/ 7/ 8/ 10/ 22/ 35/</sup>	Along an undeveloped Barangay Road, Brgy. Ligaya, Aglipay, Quirino	479,000.00
22	78	A residential lot with improvement covered by TCT No. 167-2023000309 <sup>2/ 4/ 5/ 10/</sup>	Lot 4 Blk 2, Road Lot 1, Breezewoods 2, Subd., Bry. Mambog, Bacoor City, Cavite	1,866,000.00
23	50	A residential lot with improvement covered by TCT No. 057-2021061242 <sup>5/ 8/ 10/ 12/ 22/</sup>	Lot 27 Blk 12, Road Lot 26, Kensington Phase 22, Brgy. Bacao 1, General Trias City, Cavite	1,028,000.00
24	125	A residential lot with improvement covered by TCT No. 167-2021003244 <sup>5/ 10/ 12/ 22/</sup>	Lot 14 Blk 24, Road Lot 28, Cerritos Heights Phase 1, Brgy. Molino IV, Bacoor City, Cavite	2,372,000.00
25	96	A residential lot covered by TCT No. 086-2013000177 <sup>1/ 5/ 7/ 8/ 10/ 22/</sup>	Along Adva Street, Camella Naga (Tremezzo) Subdivision, Brgy. Del Rosario, Naga City	1,363,000.00
26	96	A residential lot covered by TCT No. 086-2013000211 <sup>1/ 5/ 7/ 8/ 10/ 22/</sup>	Along Adva Street, Camella Naga (Tremezzo) Subdivision, Brgy. Del Rosario, Naga City	1,363,000.00

## CONDOMINIUM UNITS AND PARKING SLOTS

Item No.	AREA (sq.m.)	PROPERTY DESCRIPTION	LOCATION	Minimum Bid Price
27	188.70	A residential condominium unit used as office unit identified as Unit 1404 (176.20 sq.m.) and Parking Slot No. 1 LB, P-27 (12.50 sq.m.) covered by CCT Nos. 011-2024009905 & 011-2024009906 <sup>2/ 5/ 10/ 22/ 32/</sup>	Manila Luxury Condominium, Pearl Drive cor. Gold Loop, Ortigas Center, Brgy. San Antonio, Pasig City	13,897,000.00
28	201.6050	A three (3) bedroom residential condominium unit with parking space covered by CCT No. 008-2011000170 <sup>2/ 5/ 7/ 8/ 10/ 22/</sup>	Wack Wack Twin Towers Condominium, Wack Wack Road, Brgy. Wack wack, Greenhills, Mandaluyong City	19,354,000.00
29	13.50	One (1) unit of residential condominium identified as Unit A315 covered by CCT No. 002-2023003913 <sup>2/ 5/ 10/ 22/</sup>	El Pueblo Manila Condominium, Building A, Anonas St., Brgy. 630, Zone 063, Sta. Mesa, Manila	1,620,000.00
30	42.00	A two (2) bedroom residential condominium unit and Drying Area (6 sq.m.) covered by CCT Nos. 011-2019013469 & 011-2019013470 <sup>3/ 10/ 22/</sup>	Unit 307, 3rd Floor and Roof Deck, Malacca Building, Mayfield Park Residences, Along Felix Avenue, Brgy. Rosario, Pasig City	3,485,000.00
31	42.00	A two (2) bedroom residential condominium unit and Drying Area (6 sq.m.) covered by CCT Nos. 011-2019013467 & 011-2019013468 <sup>3/ 10/ 22/</sup>	Unit 516, Fifth Floor & Roof Deck, Mayfield Park Residences, Along Felix Avenue, Brgy. Rosario, Pasig City	3,485,000.00

1/ Vacant 2/ Occupied/With tiller 3/ Unoccupied 4/ With legal case 5/ With Road Right of Way (RROW) 6/ No RROW 7/ TCT is not yet registered in the name of LANDBANK 8/ TD is not yet registered in the name of LANDBANK 9/ With dilapidated improvement/s 10/ With annotation/s and/or encumbrance/s on the title 11/ With annotations on the TD 12/ Under PMC/Caretakership 13/ With Lessee 14/ Open Traverse 15/ No records on the payment of Association Dues 16/ The Property is an interior lot/landlocked 17/ There is discrepancy on the floor area of the improvement per TD vis-a-vis the actual measurement 18/ Occupied by informal settlers 19/ Titles are with annotation of Master Deed of Declaration of Restrictions 20/ With unpaid condominium dues 21/ No registered Homeowners' Association 22/ No legal case per Bank's records 23/ The property is not subject for discount and broker's commission/referrer's fee in case of failed Public Bidding 24/ No TDs on file 25/ The improvement/s is/are undeclared/has no TD 26/ Some improvement/s is/are undeclared/has No TD 27/ The Property is untitled 28/ The Property is under the LBP - Security Service of Security Department 29/ With dilapidated residential structures 30/ No copy of DAR Clearance / Certificate of No Coverage on file/ No issued Certificate of No Coverage from DAR 31/ Planted with corn 32/ There is a discrepancy in the location stated in the Titles (Oranbo, Pasig) vis-à-vis TDs (San Antonio, Pasig City) 33/ Should the title is included among the burnt titles in the RD of Isabela, the Buyer shall be responsible for the processing of its reconstitution & bear all costs & expenses related thereto. 34/ Located in Barrio Ragan Norte, per title 35/ No copy of proof of payment on file regarding CGT & DST 36/ Planted with palay 37/ Not covered by PD27 (OLT) nor R. A. 6657 (CARP) per Certification issued by the Department of Agrarian Reform 38/ It was observed that some of the residential houses are at the front portion of the Property (estimated around 10% of the total land area). The majority portion of the Property was observed vacant while the rear portion is partially planted with corn 39/ 31,200 sqm. per TD in contrast with 15,600 sqm. declared under 2011 TD 40/ Lot No. 479 per TD 41/ 12,283 sqm. per 2019 TD in contrast with 12,284 sqm. declared under 2011 TD 42/ Lot 1-C, per title 43/ A portion of a warehouse is encroached on property no. 1 44/ Located in Barrio Ragan Sur, per title 45/ Located in Barrio Andarayan, per title 46/ Partly eroded and the remaining portion was estimated at 8,000 sq.m. 47/ A relocation survey is recommended to determine the actual site and property boundaries 48/ The machineries are left only with 4 units of unserviceable cyclone blowers.

### REGISTRATION:

- Prospective Bidders are required to fill out the LBP - Secure File Transfer Platform (LBP-SFTP) User Registration Form by scanning the QR code below or using the URL: <https://forms.office.com/r/D654rMFAzY> from **August 29 to September 13, 2024** until 5:00 p.m.



2. Only the name appearing in the registration form, or his/her authorized representative shall be recognized and allowed to participate in the bidding.

**PRE-BIDDING CONFERENCE:**

1. The Pre-bid Conference will be held on **September 16, 2024**, via video conference (MS Teams application).
2. Details and invitation link will be sent via email to all registered bidders.
3. All registered bidders are encouraged to attend the pre-bidding conference to discuss the documentary requirements in the uploading of bids.

**BIDDING REQUIREMENTS:**

1. The prospective bidder shall submit his/her electronic bid by uploading the same in the LBP-SFTP (Guide in Accessing LBP Secure File Transfer Platform will be sent via email after successful registration and will be discussed during the Pre-bid Conference).
2. Submission/uploading of bids will be from **September 17-25, 2024**.
3. Only bids that are successfully uploaded on or before the deadline shall be accepted. Failure to upload the bid until **September 25, 2024 at 5:00 p.m.** shall disqualify the interested bidder from joining the public bidding.
4. The bid bond shall be in the form of Cashier's/ Manager's Check issued by any commercial bank payable to Land Bank of the Philippines or signed Authority for Fund Transfer from LBP account.
5. Opening of Bids will be on **September 27, 2024 at 10:30 a.m.** thru videoconference (Microsoft Teams Application).
6. Only the prescribed form (Application to Participate in Public Bidding) shall be accepted as a formal bid.

**IMPORTANT REMINDERS:**

1. Prospective bidders are enjoined to inspect the above-listed Properties as well as the legal status of the title before submitting their bids. For the sale of Properties where Vendor disclosure/s are needed, a Disclosure Statement will be issued by the Secretariat upon request by an interested bidder and will be given to all participating bidders on the scheduled public bidding. The sale of the properties shall be on **"AS-IS-WHERE-IS"** basis on the physical and legal state of the property.
2. In the event that the highest bidder is the former owner or an illegal occupant of the property, his/her bid price shall be subject to additional charges such as but not limited to outstanding loan obligation, rental arrearages, among others, if there is any, before he/she will be declared as the winning bidder.
3. In the event that the public bidding is declared a failure wherein no interested bidder submitted an offer to bid, the property will be made available for negotiated sale offer immediately subject to the payment of the 10% of the offered price and the existing Bank policies.
4. If for any reason, the above-mentioned date is declared a non-working holiday, the Bank shall publish a notice to the public announcing the date, time, and venue of the public bidding.

For more information regarding the above properties, kindly contact the following:

Contact Person	Email Address	Contact Number/s
Mr. Noel S. Tibayan (Item Nos. 27-29)	NSTIBAYAN@landbank.com	(+63) 917-309-1216
Ms. Deborah Banco (Item nos. 2 & 3)	DLBANCO@landbank.com	(+63) 929-690-4779
Mr. Lester G. Muñoz (Item No. 1)	LGMUNEZ@landbank.com	(+63) 926-980-5677
Mr. Mark Ivan C. Confesor (Item Nos. 22-26, 30, 31)	MCCONFESOR@landbank.com	(+63) 919-007-1028
Ms. Sharmaine B. Castillo	SBCASTILLO@landbank.com	(+63) 916-529-2256
Mr. Jeffrey G. Zafra (Item Nos. 4-21)	JZAFRA@landbank.com	(+63) 949-868-7827
Ms. Carriza Mae C. Rivera	CRIVERA@landbank.com	(+63) 908-811-6007

LANDBANK reserves the right to reject any or all bids, to waive any formality therein, and to accept bid as may be considered most advantageous to the Bank. The decision of LANDBANK shall be final and binding.

**HEAD OFFICE COMMITTEE ON ASSET DISPOSAL**

Member: Philippine Deposit Insurance Corporation. Maximum Deposit Insurance for Each Deposit is P500,000.00.