

INVITATION TO BID

AVAILABLE PROPERTIES

Bidding Date: 25 October 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

ITEM NO.	AREA (sq.m.)	PROPERTY DESCRIPTION	LOCATION	MINIMUM BID PRICE (Php)
1	666.70	A commercial land (identified as Lot 11, Block 105) covered by TCT No. T-106571 ^{2/ 5/ 10/ 22/ 43/}	MBI Compound, A. Bonifacio Drive, Port Area, Manila City	80,337,000.00
2	82.50	A residential lot with improvement covered by TCT No. 004-2020008582 ^{8/ 10/ 12/ 17/ 22/}	Lot 17 Blk. 2, Walnut St., Fairview, San Bartolome, Quezon City	3,966,000.00
3	247	A residential lot with improvement covered by TCT No. 039-2021002661 ^{2/ 5/ 10/ 17/}	Lot 2478-A-3-A, Grand Town Village, Brgy. Sumapang Matanda, Malolos City, Bulacan	4,915,000.00
4	471	A residential land identified as Lot No. 21 with improvement covered by TCT No. 169-2021000246 ^{3/ 6/ 8/ 22/ 23/ 45/}	Along undeveloped Barangay Road, Brgy. San Carlos, Sta. Marcela, Apayao	593,000.00
5	235	A residential lot with improvement covered by TCT No. 078-2014000121 ^{3/ 5/ 7/ 8/ 9/ 10/ 22/}	Lot 12 Blk. 4, Mayon Vista Subdivision, Brgy. Tuburan, Ligao City, Albay	797,000.00
6	240	A residential lot with improvements covered by TCT No. (T-135456) 078-2023000541 ^{2/ 5/ 7/ 8/ 10/ 14/ 22/}	Lot No. 2125, along Sta. Maria Street, Brgy. San Roque, Daraga, Albay	2,677,000.00
7	70	A residential lot with improvements covered by TCT No. (T-156864) 078-2023000503 ^{2/ 5/ 7/ 8/ 10/ 22/ 47/ 48/}	Lot 19 Blk. 6, Imperial South Plains Subdivision, Brgy. Layon, Ligao City, Albay	641,000.00
8	19,356	A residential lot with improvements covered by TCT No. 077-2023002445 ^{2/ 6/ 8/ 10/ 22/}	Brgy. Cabuco, Trece Martires City, Cavite	46,980,000.00
9	36	A residential lot with improvement covered by TCT No. 167-2023000800 ^{3/ 5/ 10/ 22/}	B14 L26 Dove St., Amaris Homes, Ph.2, Molino IV, Bacoor, Cavite	1,680,000.00
10	860	Four (4) parcels of residential lots with improvements covered by TCT Nos. 057-2010000664, 057-2010000665, 057-2010000666 and 057-2010000667 ^{2/ 5/ 7/ 8/ 10/ 22/ 38/ 39/ 40/ 41/}	Rafaela Compound, Brgy. Daang Amaya I, Tanza, Cavite	6,810,000.00
11	5,658	Five (5) contiguous parcels of commercial lots with improvement covered by TCT Nos. 060-2023014206, 060-2023014207, 060-2023014208, 060-2023014209, & 060-2023014212 ^{3/ 5/ 10/ 22/ 34/}	Ruby Street corner Kanlaon Street, Umali Subdivision, Brgy. Batong Malake, Los Baños, Laguna	25,232,000.00
12	188	A residential lot covered by TCT No. 060-2023014205 ^{1/ 5/ 10/ 22/}	Block 3 Lot 29 Jamaica Hills Subdivision, Brgy. Bambang, Los Baños, Laguna	1,179,000.00
13	401	Two (2) contiguous parcels of residential lots covered by TCT Nos. 060-2023014210 & 060-2023014211 ^{3/ 5/ 10/ 22/}	Block 2, Lots 12 and 13, Jamaica Hills Subdivision, Barangay Bambang, Los Baños, Laguna	2,494,000.00
14	2,768	Three (3) contiguous parcels of residential lots covered by TCT Nos. 060-2023014202, 060-2023014203, & 060-2023014204 ^{1/ 5/ 10/ 14/ 22/}	Main Avenue Extension Corner Highland Drive, Marymount Village, Brgy. Anos, Los Baños, Laguna	19,127,000.00
15	61	A residential land with improvements and chattels covered by TCT No. 646847 ^{2/ 5/ 7/ 8/ 10/ 22/}	Block 230, Lot 2, Phase 2, Nagcarlan corner Salapan Sts., Mabuhay City, Mamatid, Cabuyao, Laguna	517,000.00
16	240	A residential lot covered by TCT No. NT-67030 ^{1/ 5/ 7/ 8/ 10/ 22/ 42/}	Poblacion (Sinipit), Bongabon, Nueva Ecija	456,000.00
17	3,099	A mixed agricultural (2,899.-sq.m.) and residential (200-sq.m.) land with improvement covered by TCT No. 114-2012000057 ^{2/ 4/ 6/ 8/ 10/ 49/}	Brgy. Balud, Borongan City, Eastern Samar	2,081,000.00
18	23,708	A mixed residential (300-sq.m.) and agricultural (23,408-sq.m.) land covered by TCT No. T-8477 ^{2/ 5/ 7/ 8/ 10/ 22/ 44/}	Brgy. Calaya, Nueva Valencia, Guimaras	1,019,000.00
19	6,256	An agricultural land covered by TCT No. 111-2022004774 ^{1/ 6/ 8/ 10/ 22/ 31/}	Tabla, Lilo-an, Cebu	2,064,000.00
20	246	A residential land covered by TCT No. 156201 ^{1/ 5/ 7/ 8/ 14/ 22/ 32/ 33/ 37/}	Along Saxophone Drive, Ridgedale Subdivision, San Jose, Cebu City	2,977,000.00

21	268	A residential land covered by TCT No. 156202 ^{1/} <small>5/ 7/ 8/ 14/ 22/ 32/ 33/ 37/</small>	Along Saxophone Drive, Ridgedale Subdivision, San Jose, Cebu City	3,243,000.00
22	1,898	A residential land covered by KOT No. F-43576 <small>3/ 6/ 7/ 8/ 10/ 22/ 29/</small>	Brgy. Maringyan, Miag-ao, Iloilo	1,737,000.00
23	489	A residential land with improvements covered by TCT No. T-26639 ^{2/ 4/ 5/ 7/ 8/ 10/}	Along M.L. Quezon St. (formerly A. Vicente St.), Brgy. Poblacion Zone 18, Baybay City, Leyte	3,253,000.00
24	12,081	A commercial land covered by TCT No. 115-2018002566 ^{1/ 5/ 7/ 8/ 10/ 22/ 37/}	National Highway, Brgy. Cagangon, Burauen, Leyte	18,122,000.00
25	9,230	An agricultural land with improvements covered by TCT No. 115-2022001704 ^{2/ 8/ 10/ 14/ 35/ 36/}	Brgy. San Esteban, Municipality of Burauen, Leyte	10,994,000.00
26	19,954	An agricultural land covered by TCT No. T-21045 (115-2023000837) ^{2/ 5/ 7/ 8/ 10/ 14/ 22/}	Along Palo-Carigara-Ormoc City Road, Brgy. Naghalin, Kananga, Leyte	8,979,000.00
27	7,237	Two (2) parcels of residential land covered by TCT No. 121-2015000213 & 121-2015000214 ^{2/ 5/ 7/ 8/ 10/ 14/ 22/ 50/}	Brgy. San Isidro, Ormoc City, Leyte	24,606,000.00
28	1,099	Two (2) adjacent parcels of residential land covered by TCT Nos. 093-2013000073 & 093-2013000074 ^{1/ 5/ 7/ 8/ 22/ 37/}	Brgy. Calumangan, Bago City, Negros Occidental	2,418,000.00
29	990	Three (3) parcels of residential land with improvements covered by TCT Nos. T-104620, T-104621 & T-104622 ^{2/ 5/ 7/ 8/ 10/ 22/}	Espinos Village, Taculing, Bacolod City, Negros Occidental	7,473,000.00
30	240	A residential land with improvement covered by TCT No. 091-2014000044 ^{2/ 5/ 7/ 8/ 22/ 37/ 46/}	Don Pedro R. Yulo St., Brgy. San Teodoro, Binalbagan, Negros Occidental	1,161,000.00
31	5,361	A mixed residential (2,000-sq.m.) and agricultural (3,361-sq.m.) with improvement covered by TCT No. 139-2022000003 ^{2/ 5/ 8/ 10/ 22/}	Villaflor, Oroquieta City, Misamis Occidental	8,251,000.00

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 TD/s 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 structures 30/ 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. 31/ The Property is not bounded by any road lot, however, as per actual inspection, the Property is observed traversed of about 4-meter wide and about 70-m length concrete paved road which serves as the main thoroughfare for the residents 32/ There is a discrepancy in the registered name reflected in the Titles (Philippine Postal Savings Bank, Inc.) vis-à-vis TDs (Phil. Postal Savings Bank) 33/ There is a discrepancy in the location reflected in the Titles (Talaman, Cebu City) vis-à-vis TDs (San Jose, Cebu City) 34/ An industrial building that previously occupy the site has been demolished while the residential building remains at the site, currently in a state of disrepair due to lack of maintenance 35/ Based on the boundaries reflected on the title, the Property is not bounded by road. However, per actual inspection, the Property is accessible through a 6-meter wide dirt road 36/ A notice of no trespassing was posted along the entrance of the property 37/ The Malacañang E.O. 44 s. 2017 is being honored in transferring the ownership to Buyer's name 38/ TCT No. 057-2010000664, the subject lot is identified/reflected as lot no. is 1-J-1-B-7. of the subd. Plan (LRC) Psd-250916 being a portion of "Lot 1-J-2-B". likewise, per Tax Declaration AA-19-0019-0051, it was reflected as lot no. 1-J-2-B-7. 39/ TCT No. 057-2010000665, the subject lot is bounded on points 2-3 by lot 1-J-2-D. However, onsite inspection/verification, the Property is bounded by lot 1-J-2-B-9. 40/ Electronic Plotting of TCT Nos. 057-2010000665 & 057-2010000666 resulted to an open polygon and unreliable area 41/ The Properties were enclosed by a perimeter fence and other existing improvements served as ancillary structures for the main building 42/ Portion of subject-lot was observed encroached by adjacent-lot's residential building by about 12 sq. m. 43/ The building erected on the adjacent lot encroached the subject property by about 83-sq.m. on its southeastern side 44/ Planted to various fruit trees 45/ The Property is not bounded by a road/Road Right-of-Way (RROW) based on the title, Tax Declaration (TD), and approved subdivision plan no. Psd-CAR-009124 (AR). It was observed that the access road to the Property is located on the western portion of the lot (along Lot 9, Psd-CAR-009124 (AR). Furthermore, per verification with the Assessor's Office Tax Mapping records, the Property is bounded on the north by Lot 31 declared in the name of the Republic of the Philippines, and is adjacent to an access road. Said lot was declared as a Barangay Road with an area of 736 sq.m. 46/ There is a discrepancy in the location reflected in the Title (Barrio de Enclaro) vis-à-vis TD (San Teodoro) 47/ Per TCT No. T-156864, location of the Property is Batang, Ligao, Albay. Per Tax Declaration (TD) No. 2008-01-010-0148, location of the Property is Layon, Ligao City 48/ was observed that, Lot (Road) 1 is about 8 meters wide, while per title it is 12 meters wide. Further, it was observed that the Property's gate has encroached portion of Road Lot 1 by about 3.2-sq.m. 49/ Without legal RROW, Existing RROW being utilized as access to the property was observed not reflected on the Title and Tax Map 50/ There is a discrepancy on the lot as stated in the title (Lot 5235-6) vis-a-vis TD (Lot 5325-6)

REGISTRATION:

1. 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 **October 5-11, 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 **October 14, 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 **October 15-23, 2024**.
3. Only bids that are successfully uploaded on or before the deadline shall be accepted. Failure to upload the bid until **October 23, 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 **October 25, 2024 at 9:30 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. 1, 17-31)	NSTIBAYAN@landbank.com	(+63) 917-309-1216
Ms. Deborah Banco (Item no. 16)	DLBANCO@landbank.com	(+63) 929-690-4779
Mr. Rene M. Babera (Item Nos. 2 & 3)	RENEBABERA@gmail.com	(+63) 919-363-3878
Mr. Lester G. Muñoz	LGMUNEZ@landbank.com	(+63) 926-980-5677
Mr. Efren M. Patron (Item Nos. 5-15)	EPATRON@landbank.com	(+63) 917-329-1546
Ms. Danalynne S. Dumaliang	DSDUMALIANG@landbank.com	(+63) 966-331-2018
Mr. Jeffrey G. Zafra (Item No. 4)	JZAFRA@landbank.com	(+63) 949-868-7827
Ms. Carriza Mae C. Rivera	CTRIVERA@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.