

# INVITATION TO BID

## AVAILABLE PROPERTIES

Bidding Date: October 22, 2021

1598 M. H. del Pilar Cor. Dr. J. Quintos Sts., Malate, Manila  
Tel. No. 522-0000 or 551-2200 Connecting All Departments



LANDBANK

### PROPERTIES OFFERED AT DISCOUNTED PRICES

Date / Time of Bidding: October 22, 2021 (10:00am)

ITEM NO.	AREA (sq.m.)	PROPERTY DESCRIPTION	LOCATION	DISCOUNTED MINIMUM BID PRICE (Php)
1	117.782	A residential condominium units identified as Unit No. 4B covered by CCT No. 2527 <sup>3/ 10/ 25/</sup>	Pauline Condominium II, Bunye Compound, Ilaya St., Alabang, Muntinlupa City	2,556,000.00
2	128.969	A residential condominium units identified as Unit No. 4A covered by CCT No. 2528 <sup>3/ 10/ 25/</sup>	Pauline Condominium II, Bunye Compound, Ilaya St., Alabang, Muntinlupa City	2,799,000.00
3	41.83	A residential condominium units identified as Unit No. 2A covered by CCT No. 2529 <sup>3/ 10/ 25/</sup>	Pauline Condominium II, Bunye Compound, Ilaya St., Alabang, Muntinlupa City	896,000.00
4	86.20	A residential condominium units identified as Unit No. 2B covered by CCT No. 2530 <sup>3/ 10/ 25/</sup>	Pauline Condominium II, Bunye Compound, Ilaya St., Alabang, Muntinlupa City	1,871,000.00
5	23,637	One hundred forty-five (145) parcels of residential land covered by various TCTs <sup>1/ 5/ 8/ 12/</sup>	Villa De Concepcion Residential Estates, Sta. Rosa, Concepcion, Tarlac	68,901,000.00
6	332	A residential land identified as Lot 1 Blk. 2 covered by TCT No. T-13859 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	605,000.00
7	82	A residential land identified as Lot 2 Blk. 2 covered by TCT No. T-13860 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	150,000.00
8	111	A residential land identified as Lot 3 Blk. 2 covered by TCT No. T-13861 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	156,000.00
9	302	A residential land identified as Lot 6 Blk. 2 covered by TCT No. T-13864 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	550,000.00
10	379	A residential land identified as Lot 9 Blk. 2 covered by TCT No. T-13867 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	399,000.00
11	312	A residential land identified as Lot 10 Blk. 2 covered by TCT No. T-13868 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	328,000.00
12	150	A residential land identified as Lot 3 Blk. 5 covered by TCT No. T-13890 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	273,000.00
13	75	A residential land identified as Lot 5 Blk. 5 covered by TCT No. T-13892 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	80,000.00
14	334	A residential land identified as Lot 6 Blk. 6 covered by TCT No. T-13901 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	351,000.00
15	338	A residential land identified as Lot 2 Blk. 7 covered by TCT No. T-13907 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	474,000.00
16	339	A residential land identified as Lot 7 Blk. 7 covered by TCT No. T-14146 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	617,000.00
17	178	A residential land identified as Lot 8 Blk. 7 covered by TCT No. T-13912 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	325,000.00
18	150	A residential land identified as Lot 9 Blk. 7 covered by TCT No. T-13913 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	273,000.00
19	314	A residential land identified as Lot 4 Blk. 8 covered by TCT No. T-13918 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	440,000.00
20	304	A residential land identified as Lot 4 Blk. 9 covered by TCT No. T-13923 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	553,000.00
21	312	A residential land identified as Lot 7 Blk. 9 covered by TCT No. T-13926 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	328,000.00
22	315	A residential land identified as Lot 8 Blk. 9 covered by TCT No. T-13927 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	574,000.00
23	590	A residential land identified as Lot 9 Blk. 9 covered by TCT No. T-13928 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	620,000.00
24	117	A residential land identified as Lot 10 Blk. 9 covered by TCT No. T-13933 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	213,000.00
25	471	A residential land identified as Lot 11 Blk. 9 covered by TCT No. T-13934 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	858,000.00
26	324	A residential land identified as Lot 12 Blk. 9 covered by TCT No. T-13935 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	341,000.00
27	314	A residential land identified as Lot 15 Blk. 9 covered by TCT No. T-13938 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	572,000.00
28	319	A residential land identified as Lot 16 Blk. 9 covered by TCT No. T-13939 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	581,000.00
29	337	A residential land identified as Lot 17 Blk. 9 covered by TCT No. T-13940 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	614,000.00
30	67	A residential land identified as Lot 10 Blk. 10 covered by TCT No. T-13950 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	122,000.00
31	73	A residential land identified as Lot 11 Blk. 10 covered by TCT No. T-13951 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	133,000.00
32	64	A residential land identified as Lot 12 Blk. 10 covered by TCT No. T-13952 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	117,000.00
33	61	A residential land identified as Lot 14 Blk. 10 covered by TCT No. T-13954 <sup>2/</sup>	Facoma Village, Brgy. Labangan Poblacion, San Jose, Occidental Mindoro	112,000.00
34	1,590	A mixed residential (300sq.m.) and agricultural (1,290sq.m.) land with improvements covered by TCT No. T-27233 <sup>2/ 5/ 8/</sup>	Brgy. Malibago, Echague, Isabela	780,000.00
35	32,433	Three hundred seventeen (317) parcels of residential land with improvements and Four (4) unbuildable/rocky land covered by various TCTs <sup>12/ 14/ 15/ 16/ 17/ 18/ 19/ 20/ 21/ 22/ 23/ 24/</sup>	Naguilian National Highway, Brgy. Banangan, Sablan, Benguet	22,966,000.00
36	701	A commercial lot with improvements covered by TCT No. 153-2013000524 <sup>2/ 5/ 8/</sup>	2nd Lot along the Junction of Quezon Avenue & Malvar St., Tacurong, Sultan Kudarat	2,014,000.00

<sup>1/</sup> Vacant <sup>2/</sup> Occupied <sup>3/</sup> Unoccupied <sup>4/</sup> With legal case <sup>5/</sup> With Road Right of Way (RROW) <sup>6/</sup> No RROW <sup>7/</sup> TCT is not yet registered in the name of Land Bank <sup>8/</sup> TD is not yet registered in the name of Land Bank <sup>9/</sup> With encumbrances on the title <sup>10/</sup> With annotations on the title <sup>11/</sup> With annotations on the TD <sup>12/</sup> Under PMC <sup>13/</sup> With Lessee <sup>14/</sup> Total lot area is 32,433 sq.m. (excluding the lot area of 4 unbuildable lots and 10 road lots/alley) <sup>15/</sup> subdivision lots, valued as one (1) whole property <sup>16/</sup> few number of residents occupy both subdivisions <sup>17/</sup> 20 lots are affected by landslide/erosion <sup>18/</sup> 39 lots were improved with two-storey residential buildings <sup>19/</sup> 77 lots were improved with one-storey residential buildings <sup>20/</sup> 2 lots are undeveloped <sup>21/</sup> The four (4) unbuildable lots were not included in the Indicative Price (IP) <sup>22/</sup> 10 road lots/alleys are not included in the IP. <sup>23/</sup> To reach the subdivision it will pass another property registered in other name <sup>24/</sup> Lots within the 60 meters RROW will be affected upon implementation of the proposed road widening <sup>25/</sup> Entry to the property was being denied by the previous owner

### PROPERTIES OFFERED AT REGULAR PRICES

Date / Time of Bidding: October 22, 2021 (11:00am)

ITEM NO.	AREA (sq.m.)	PROPERTY DESCRIPTION	LOCATION	MINIMUM BID PRICE (Php)
37	152	Two (2) adjacent parcels of residential land identified as Lot Nos. 324-J-9-C and 324-J-9-D with residential building covered by TCT Nos. 060-2016013637 & 060-2016013638 <sup>5/ 10/</sup>	Sierra Madre Street, Dennis 2 Subdivision, Brgy. Lecheria, Calamba City, Laguna	1,319,000.00
38	1,230	Four (4) parcels of contiguous residential land with improvements covered by TCT Nos. T-226803, T-226804, T-226805 and T-226806 <sup>3/ 7/ 8/ 10/</sup>	Brgy. District 3, San Manuel, Isabela	984,000.00
39	340	A commercial land with improvement covered by TCT No. T-91011 <sup>2/ 5/ 7/ 8/ 10/</sup>	Along Santiago-Tuguegarao Road corner San Manuel Municipal Road, Brgy. District 3, San Manuel, Isabela	2,258,000.00
40	985	A residential land covered by TCT No. T-301136 (SC-4211) <sup>1/ 5/ 7/ 8/ 10/ 17/</sup>	Brgy. Sagana, Santiago City, Isabela	690,000.00
41	1,422	Five (5) contiguous parcels of residential land with improvements covered TCT Nos. T-228920 (SC-4212), T-228921 (SC-4213), T-256886 (SC-4214), T-277180 (SC-4215), & T-298171 (SC-4216) <sup>2/ 5/ 8/ 7/ 10/ 17/</sup>	Brgy. Batal, Santiago City, Isabela	4,124,000.00

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ITEM NO.	AREA (sq.m.)	PROPERTY DESCRIPTION	LOCATION	MINIMUM BID PRICE (Php)
42	37,350	An agricultural land covered by TCT No T-21016 <sup>2/ 7/ 8/ 10/ 14/</sup>	Brgy. Pansud, Lebak, Sultan Kudarat	1,233,000.00
43	49,986	An agricultural land with improvements covered by TCT No. P-10773 <sup>2/ 5/ 7/ 8/ 10/</sup>	Along Lebak-Cotabato National Highway, Brgy. Pansud, Lebak, Sultan Kudarat	2,732,000.00
44	35,935	An agricultural land with improvements covered by TCT No. T-14038 <sup>2/ 5/ 7/ 8/ 10/ 14/</sup>	Brgy. Purikay, Lebak, Sultan Kudarat	1,308,000.00
45	601	A residential land with improvements covered by TCT No. 152-2017004662 <sup>2/ 8/</sup>	Brgy. Road, Lumogdang Subdivision, Brgy. Poblacion, Kidapawan City, North Cotabato	1,806,000.00
46	21,358	An agricultural land covered by TCT No. 153-2012001032 <sup>2/ 8/</sup>	Brgy. Kinodalan, Lebak, Sultan Kudarat	705,000.00
47	7,647	A residential land covered by TCT No. T-64546 <sup>6/ 16/ 23/</sup>	Brgy. Basak, Lebak, Sultan Kudarat	1,529,000.00
48	990	A residential land with improvements covered by TCT No. T-103206 <sup>3/ 5/</sup>	Along Datu Ugalingan Street, Barangay Poblacion, M'lang, Cotabato	1,134,000.00
49	2,250	An industrial lot with improvements covered by TCT No. T-105776 <sup>2/ 5/</sup>	Barangay Road, Barangay Baguer, Libungan, North Cotabato	2,268,000.00
50	374	A residential land with improvements covered by TCT No. T-98485 <sup>2/ 5/</sup>	Jacinto Street, Barangay Poblacion, Kabacan, Cotabato	1,094,000.00
51	39,229	An agricultural land with improvements covered by TCT No. T-144224 <sup>2/ 5/ 8/ 10/</sup>	Along an Earth paved Barangay Road, Brgy. Glamang, Polomolok, South Cotabato	8,394,000.00
52	7,311	An industrial lot with improvements and chattels covered by TCT no. T-38898 <sup>2/ 5/ 7/ 8/ 10/</sup>	Along Tacurong-Lambayong National Highway, Brgy. San Antonio, Tacurong City, Sultan Kudarat	4,048,000.00
53	2,803	Four (4) contiguous parcels of commercial/ residential lot with improvements covered by TCT nos. 153-2015000600 to 153-2015000603 <sup>2/ 5/ 8/ 16/</sup>	Along corner Lambayong-Tacurong, National Highway and Municipal St., Poblacion, Lambayong, Sultan Kudarat	5,093,000.00
54	310	A residential land covered by TCT No. T-22,175 <sup>2/ 5/ 17/ 24/</sup>	Brgy. Sta. Maria, Pagadian City, Zamboanga del Sur	304,000.00
55	569	A mixed residential and commercial land with improvements covered by TCT No. T-22,174 & T-22,176 <sup>2/ 5/ 16/ 17/ 24/</sup>	Brgy. Lumbia, Pagadian City, Zamboanga del Sur	1,184,000.00
56	40,752	A 40,752 sq.m. agricultural land covered by TCT No. T-39,458 <sup>1/ 5/ 8/ 18/ 19/ 20/ 21/</sup>	Along New Sagay Road, Brgy. President Roxas, Roseller T. Lim, Zamboanga Sibugay	2,445,000.00
57	1,023	Two (2) adjacent parcels of residential land with improvements covered by TCT Nos. T-15376 & T-15377 <sup>1/ 3/ 5/</sup>	Brgy. Centro, Hulpa, Tudela, Misamis Occidental	1,593,000.00
58	384	A residential land covered by TCT No. T-48,413 <sup>2/ 5/ 8/</sup>	Brgy. Dansulao, Malangas, Zamboanga Sibugay	142,000.00
59	2,174	A residential land covered by TCT No. T-14185 <sup>2/ 5/</sup>	Brgy. San Rafael, Isabela City, Basilan	935,000.00
60	2,133	A residential land covered by TCT No. T-14186 <sup>2/ 5/</sup>	Brgy. San Rafael, Isabela City, Basilan	918,000.00
61	2,161	A residential land covered by TCT No. T-14187 <sup>2/ 5/</sup>	Brgy. San Rafael, Isabela City, Basilan	930,000.00
62	214	A residential land covered by TCT No. 129-2017000041 <sup>2/ 5/ 10/</sup>	Brgy. Cabatangan, Zamboanga City, Province of Zamboanga del Sur	41,000.00
63	382	A residential land covered by TCT No. 146-2013005730 <sup>2/ 6/ 22/</sup>	Brgy. Matina Crossing, Talomo District, Davao City, Davao del Sur	2,063,000.00

<sup>1/</sup> Vacant <sup>2/</sup> Occupied <sup>3/</sup> Unoccupied <sup>4/</sup> With legal case <sup>5/</sup> With Road Right of Way (RROW) <sup>6/</sup> No RROW <sup>7/</sup> TCT is not yet registered in the name of Land Bank <sup>8/</sup> TD is not yet registered in the name of Land Bank <sup>9/</sup> With encumbrances on the title <sup>10/</sup> With annotations on the title <sup>11/</sup> With annotations on the TD <sup>12/</sup> Under PMC <sup>13/</sup> With Lessee <sup>14/</sup> Planted with coconut trees <sup>15/</sup> Planted with corn <sup>16/</sup> Open ploygon <sup>17/</sup> Flood prone area <sup>18/</sup> Encroached by power transmission lines <sup>19/</sup> The Bank is only the Trustee of the Property and it is owned by the Republic of the Philippines under Agrarian Reform Fund <sup>20/</sup> Real Estate Taxes is unpaid. <sup>21/</sup> The supposed road boundaries on Lines 1-2-3 on the SW, and 3-4 on the NW do not exist; The National Highway supposedly bounding the property on Line 6-1 is already abandoned and erected with several residential structures. <sup>22/</sup> Based on the title, the lot is bounded on the SW by a road lot, however, per actual inspection, there is a 2 to 3 meter-wide open canal between Union Avenue and the property <sup>23/</sup> With Tiller <sup>24/</sup> There is discrepancies on the title description versus the actual inspection

Prospective Bidders are required to fill out the LBP - Secure File Transfer Platform (LBP-SFTP) User Registration Form and Customer Information Sheet (CIS) which can be downloaded at <https://www.facebook.com/landbankpropertiesforsale> or can be requested from [lbphocad@gmail.com](mailto:lbphocad@gmail.com) or [aamper@mail.landbank.com](mailto:aamper@mail.landbank.com). Duly filled-out SFTP Registration Form and CIS along with a copy of valid identification card shall be sent to [lbphocad@gmail.com](mailto:lbphocad@gmail.com) from **September 23 to October 1, 2021**.

The prospective bidder shall submit his/her electronic bid by uploading the same in the LBP-SFTP (Guide in Accessing LBP Secure File Transfer Facility) will be sent via email after successful registration and will be discussed during the Pre-bid Conference). **Submission/uploading of bids will be from October 11 to October 20, 2021.**

Only bids that are successfully uploaded on or before the deadline shall be accepted. Failure to upload the bid until **October 20, 2021 at 5:00 p.m.** shall disqualify the interested bidder from joining the public bidding. The bid bond shall be in the form of Cashier's or Manager's Check issued by any commercial bank payable to Land Bank of the Philippines. Opening of Bids will be on **October 22, 2021 at 10:00 a.m. (Item Nos. 1-36) and 11:00am (Item Nos. 37-63)** thru videoconference (Microsoft Teams Application).

The Pre-bid Conference will be held on **October 6, 2021**, via video conference. Details and invitation link will be sent via email to all registered bidders. Only the prescribed form (Application to Participate in Public Bidding) shall be accepted as a formal bid.

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. 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.

In the event that the public bidding is declared a failure wherein only one bidder submits a minimum bid or higher and satisfies all the requirements, the lone bid shall be considered an offer to buy the property for the purpose of **Negotiated Sale on cash basis**.

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
Ms. Deborah L. Banco (Item Nos. 1-5)	<a href="mailto:debbiebanco@gmail.com">debbiebanco@gmail.com</a> / <a href="mailto:DLUBIS@mail.landbank.com">DLUBIS@mail.landbank.com</a>	(+63) 929-690-4779
Ms. Marilyn B. Loquinario (Item Nos. 34-35 & 38-41)	<a href="mailto:tess040176@gmail.com">tess040176@gmail.com</a> / <a href="mailto:MLOQUINARIO@mail.landbank.com">MLOQUINARIO@mail.landbank.com</a>	(+63) 921-316-9010
Ms. Margarette R. Zamora (Item Nos. 6-33 & 37)	<a href="mailto:margarette_z@yahoo.com">margarette_z@yahoo.com</a> / <a href="mailto:MZAMORA@mail.landbank.com">MZAMORA@mail.landbank.com</a>	(+63) 928-267-2842
Mr. Mark Ivan C. Confesor (Item Nos. 36 & 42-53)	<a href="mailto:markivanconfesor@gmail.com">markivanconfesor@gmail.com</a> / <a href="mailto:MCONFESOR@mail.landbank.com">MCONFESOR@mail.landbank.com</a>	(+63) 975-365-9366
Mr. Rudolph Bryan T. Gesalan (Item Nos. 54-63)	<a href="mailto:rbgesalan@yahoo.com">rbgesalan@yahoo.com</a> / <a href="mailto:RGESALAN@mail.landbank.com">RGESALAN@mail.landbank.com</a>	(+63) 917-589-0014

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.