

# INVITATION TO BID

## AVAILABLE PROPERTIES

**Bidding Date: 23 September 2022**

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	1,865	A residential land covered by TCT No. 148534 <sup>1/ 6/ 10/</sup>	Salazar Compound, Tunasan, Muntinlupa, Metro Manila	8,206,000.00
2	150	A residential land with improvements covered by TCT No. 271479 <sup>2/ 5/ 15/</sup>	No. 890 Betina St., Brgy. 572, Zone 56, Balic-Balic, Sampaloc, Manila	4,581,000.00
3	150	A residential land with improvement covered by TCT No. 014-2022000095 <sup>2/ 5/ 8/ 10/</sup>	Villa Carolina II Subdivision, Brgy. Tunasan Muntinlupa City, Metropolitan Manila	1,990,000.00
4	900	Three (3) contiguous parcels of commercial land with improvements covered by TCT Nos. 042-2015006454, 042-2075006453 & 042-2015006452 <sup>5/ 7/ 8/ 10/ 22/</sup>	Amethyst corner Topaz Streets, Ramar Village, Brgy. San Agustin, San Fernando City, Pampanga	15,620,000.00
5	137	A residential lot covered by TCT No. 045-2020007171 <sup>1/ 5/ 10/</sup>	Lot 1 of Blk. 54 B. Pacheco & Roy Ave. Xevera Subd. Tabun, Mabalacat, Pampanga	644,000.00
6	137	A residential lot covered by TCT No. 045-2020007172 <sup>1/ 5/ 10/ 14/</sup>	Lot 2 of Blk. 54 B. Pacheco & Roy Ave. Xevera Subd. Tabun, Mabalacat, Pampanga	644,000.00
7	128	A residential lot covered by TCT No. 038-2018007164 <sup>5/ 12/</sup>	Lot 3 Blk. 3 Shappire St. Emerald Coast Executive Village, Brgy. Duale, Limay, Bataan	640,000.00
8	128	A residential lot with improvements covered by TCT No. 038-2018007165 <sup>5/ 12/ 15/</sup>	Lot 5 Blk. 3 Shappire St. Emerald Coast Executive Village, Brgy. Duale, Limay, Bataan	1,701,000.00
9	110	A residential lot covered by TCT No. 038-2018010770 <sup>5/ 12/</sup>	Lot 7 Blk. 2 Topaz St. Emerald Coast Executive Village, Duale, Limay, Bataan	550,000.00
10	110	A residential lot with improvement covered by TCT No. 038-2018010771 <sup>5/ 12/ 15/</sup>	Lot 8 Blk. 2 Topaz St. Emerald Coast Executive Village, Duale, Limay, Bataan	1,018,000.00
11	258	Two (2) parcels of residential land with improvement covered by TCT Nos. 038-2018010772 & 038-2018010773 <sup>5/ 12/ 15/</sup>	Lot 10 & 8 of Blk. 9 along main road of Emerald Coast Executive Village, Brgy. Duale, Limay, Bataan	2,059,000.00
12	120	A residential lot with improvement covered by TCT No. 039-2021002664 <sup>5/ 8/ 12/ 23/</sup>	Lot 11, Blk. 84, along Adobe Street, Phase 1, La Residencia Subd., Brgy. Sergio Bayan, Calumpit, Bulacan	2,811,000.00
13	212	A residential lot with improvement covered by TCT No. 040-2021002378 <sup>2/ 5/ 14/</sup>	Lot 1, Blk. 16, St. Jude Cor. Zodiac Sts., Sto. Niño Village Ph. 3, Brgy. Perez, Meycauayan, Bulacan	2,331,000.00
14	500	Two (2) parcel of residential lots with improvement covered by TCT Nos. 040-2011006419 & 040-2011006420 <sup>5/ 12/ 16/ 17/</sup>	Lot 3 & 2 of Blk. 1 along De Vera St. Brgy. Pandayan, Meycauayan, Bulacan	3,868,000.00
15	46	A residential lot with improvement covered by TCT No. 040-2020011711 <sup>5/ 10/ 16/</sup>	Lot 18, Blk. 15 along Queluz St. Villa Regina Subd. Phase 2, Brgy. Lias, Marilao, Bulacan	1,789,000.00
16	604.67	Two (2) parcels of commercial lot covered by TCT Nos. 65702 & 65703 <sup>2/ 5/ 24/</sup>	Peñaranda Extension, Brgy. Peñaranda Iraya, Legazpi City	14,633,000.00
17	666.5	A residential lot covered by TCT No. 085-2016000098 <sup>1/ 5/ 7/ 8/ 10/</sup>	Along the City Road, Brgy. Dap-dap, Legazpi City	3,666,000.00
18	123	A residential lot covered by TCT Nos. 052-2018002508 <sup>1/ 5/ 8/</sup>	Lot 2, Blk 1, Along Main Road of G.C Berberabe Subd., Brgy Pallocan East, Batangas City, Batangas	1,181,000.00
19	109	A residential lot with improvement covered by TCT No. 009-2020002822 <sup>2/ 5/ 10/ 16/</sup>	Lot 22 Block 1, Road Lot 2 Monte Brissa Subd. Phase 2, Barrio Rosario, Rodriguez, Rizal	4,381,000.00
20	120	A residential lot with improvement covered by TCT No. 057-2021065317 <sup>5/ 8/ 10/ 12/ 16/</sup>	Lot 13 Block 1, Accrus St., Somerset Village Phase 8, Brgy. Navarro, General Trias, Cavite	1,710,000.00
21	50	A residential lot with improvement covered by TCT No. 057-2021060582 <sup>5/ 8/ 10/ 12/</sup>	Lot 11 Block 8 Hungary St., Kensington Phase 9, Brgy. Navarro, General Trias, Cavite	1,425,000.00

<sup>1/</sup> Vacant    <sup>2/</sup> Occupied/With tiller    <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 annotation/s on the title    <sup>11/</sup> With annotations on the TD    <sup>12/</sup> Under PMC/Caretakership    <sup>13/</sup> With Lessee  
<sup>14/</sup> Open Traverse    <sup>15/</sup> The improvement is undeclared    <sup>16/</sup> There is discrepancy on the floor area of the residential building per Tax Declaration vis-à-vis the actual measurement    <sup>17/</sup> Per Title, the Property is located at Brgy. Saluysoy, however, per Tax Declarations, the Property is now part of Brgy. Pandayan    <sup>18/</sup> Planted with corn and various types of trees    <sup>19/</sup> Bounded by Ulayan River  
<sup>20/</sup> Bounded by Maridugao River    <sup>21/</sup> Planted with rubber trees    <sup>22/</sup> Classification per Tax Declaration is residential    <sup>23/</sup> Per Title, the Property is located within Brgys. Balite/San Marcos, however, per Tax Declaration, the Property is now within boundary of Brgy. Sergio Bayan    <sup>24/</sup> Discrepancy in boundaries in the TCT vs TD

### REGISTRATION:

- Prospective Bidders are required to fill out the LBP - Secure File Transfer Platform (LBP-SFTP) User Registration Form which can be downloaded at <https://www.facebook.com/landbankpropertiesforsale> or can be requested from [lbphocad@gmail.com](mailto:lbphocad@gmail.com) or [LBP-HOCAD@mail.landbank.com](mailto:LBP-HOCAD@mail.landbank.com).
- Duly filled-out SFTP Registration Form shall be sent to [LBP-HOCAD@mail.landbank.com](mailto:LBP-HOCAD@mail.landbank.com) or [lbphocad@gmail.com](mailto:lbphocad@gmail.com) from **August 27 to September 7, 2022**.

### PRE-BIDDING CONFERENCE:

- The Pre-bid Conference will be held on **September 8, 2022**, via video conference (MS Teams application).
- Details and invitation link will be sent via mail to all registered bidders.
- All registered bidders are encouraged to attend the pre-bidding conference to discuss the documentary requirements in the uploading of bids.

### BIDDING REQUIREMENTS:

- 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 **September 9-21, 2022**.
- Only bids that are successfully uploaded on or before the deadline shall be accepted. Failure to upload the bid until **September 21, 2022 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 **September 23, 2022 at 10:00 a.m.** thru videoconference (Microsoft Teams Application).
- Only the prescribed form (Application to Participate in Public Bidding) shall be accepted as a formal bid.

### IMPORTANT REMINDERS:

- 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 accepted offer to buy the property for the purpose of Negotiated Sale on cash basis subject to payment of 10% of the offered price.
- 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.
- 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 & 2)	<a href="mailto:noeltibz5@gmail.com">noeltibz5@gmail.com</a> / <a href="mailto:NTIBAYAN@mail.landbank.com">NTIBAYAN@mail.landbank.com</a>	(+63) 917-309-1216
Ms. Deborah L. Banco (Item Nos. 3 & 4)	<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. Agnes L. Felicidadario (Item Nos. 16-18)	<a href="mailto:aalizardo@ucpb.com">aalizardo@ucpb.com</a> / <a href="mailto:alfelicidadario.lbp@gmail.com">alfelicidadario.lbp@gmail.com</a>	(+63) 918-881-7103
Mr. Lester G. Muñoz (Item Nos. 5-15)	<a href="mailto:lexgamboamunez@gmail.com">lexgamboamunez@gmail.com</a> / <a href="mailto:LMUÑEZ@mail.landbank.com">LMUÑEZ@mail.landbank.com</a>	(+63) 926-980-5677
Mr. Mark Ivan C. Confesor (Item Nos. 19-21)	<a href="mailto:markivanconfesor@gmail.com">markivanconfesor@gmail.com</a> / <a href="mailto:MCONFESOR@mail.landbank.com">MCONFESOR@mail.landbank.com</a>	(+63) 919-007-1028

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.