

# INVITATION TO BID

## AVAILABLE PROPERTIES

**Bidding Date: June 23, 2023**

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

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



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ITEM NO.	AREA (sq.m.)	PROPERTY DESCRIPTION	LOCATION	MINIMUM BID PRICE (Php)
1	271	A residential land with improvement covered by TCT No. 006-2012000241 <sup>2/ 5/ 8/ 25/ 35/</sup>	Bayabas St., Brgy. West Rembo, Makati City	11,172,000.00
2	77	A residential lot with improvement covered by TCT No. 004-2017010038 <sup>5/ 7/ 8/ 10/ 12/ 17/ 30/</sup>	Lot 11-J, Unit 21-J, Don Damaso Townhomes, Don Damaso St., Brgy. Holy Spirit Capitol, Quezon City	6,908,000.00
3	346	A residential lot with improvement covered by TCT No. 004-2016006205 <sup>5/ 10/ 12/ 17/ 18/ 24/</sup>	Lot 21, Blk. 2, No. 44 Agoncillo Street, Magno 2 Subdivision, Brgy. Novaliches Proper Novaliches, Quezon City	6,535,000.00
4	66.22	Two (2) bedroom residential condominium unit covered by CCT No. 004-2018031556 <sup>1/ 19/</sup>	4th Flr. Unit H, Madison Place, Justice Lourdes Paredes San Diego Ave., Brgy. Bagong Lipunan ng Crame, Cubao, Quezon City	5,576,000.00
5	40.37	One (1) bedroom residential condominium unit covered by CCT No. 004-2018031557 <sup>1/ 19/</sup>	5th Flr. Unit A, Madison Place, Justice Lourdes Paredes San Diego Ave., Brgy. Bagong Lipunan ng Crame, Cubao, Quezon City	3,549,000.00
6	12.50	A parking slot covered by CCT No. 004-2018031553 <sup>13/ 19/ 20/</sup>	Ground Flr. Unit 105, Madison Place, Justice Lourdes Paredes San Diego Ave., Brgy. Bagong Lipunan ng Crame, Cubao, Quezon City	895,000.00
7	12.50	A parking slot covered by CCT No. 004-2018031554 <sup>1/ 19/ 20/</sup>	Ground Flr. Unit 109, Madison Place, Justice Lourdes Paredes San Diego Ave., Brgy. Bagong Lipunan ng Crame, Cubao, Quezon City	895,000.00
8	177	Three (3) contiguous residential lots with improvement covered by TCT Nos. 040-2020006729, 040-2020006730 & 040-2020006731 <sup>5/ 10/ 12/ 17/ 21/</sup>	Lot Nos. 10, 11 & 12 of Blk. 5 corner lot along unnamed Street (Road Lot 3 & 6), Bayanihan Subd., Brgy. Caingin, Bocaue, Bulacan	3,554,000.00
9	182	Two (2) contiguous residential lots with improvement covered by TCT Nos. 040-2018019713 & 040-2018019714 <sup>5/ 10/ 12/ 17/</sup>	Lot Nos. 10 & 15 of Blk. 15 Crestview Street, Florida Villas, Brgy. Loma de Gato, Marilao Bulacan	3,114,000.00
10	332	Two (2) contiguous residential lots covered by TCT Nos. 042-2016015377 & 042-2016015378 <sup>5/ 10/ 12/ 17/ 24/</sup>	Lot Nos. 1 & 2 of Blk. 5 along corners of Saint John St., Saint Francis St., and Saint Catherine St., Villa Barcelona, Phase 3 Subd. Calulut, City of San Fernando Pampanga	3,356,000.00
11	1,606	Two (2) adjacent residential lots with improvement covered by TCT Nos. T-1057649 and T-978562 <sup>5/ 7/ 8/ 10/ 18/ 29/ 44/</sup>	Fatima Road, Brgy. Fatima, Dasmariñas City, Cavite	17,262,000.00
12	120	A residential land covered by TCT No. T-1316775 <sup>1/ 5/ 7/ 8/ 10/</sup>	16th Street, Metrogate Subdivision, Phase II, Brgy. San Agustin I, Dasmariñas City, Cavite	1,200,000.00
13	27,000	A residential land with improvements covered by TCT No. 060-2020003093 <sup>2/ 5/ 8/ 18/ 31/</sup>	Lot No. 2-C-6-B, Brgy. Palo Alto, Calamba, Laguna	44,454,000.00
14	45,419	A residential land covered by TCT No. 056-2022009782 <sup>1/ 22/</sup>	Along Ligaya Drive, Brgy. Banga, Talisay, Batangas	77,212,000.00
15	262	A residential land with improvements covered by TCT No. 053-2015000528 <sup>2/ 5/ 7/ 8/ 10/</sup>	Brgy. Calingatan, Mataas na Kahoy, Batangas	3,988,000.00
16	60	A residential lot with improvements covered by TCT No. T-156045 <sup>2/ 5/ 7/ 8/ 10/ 17/ 21/</sup>	Lot 11 Blk. 7, Ipil Street, Sampaguita Homes Ph. 1, Brgy. Sampaguita, Lipa City, Batangas	712,000.00

17	36,246	Four (4) contiguous parcels of commercial land with improvements and chattels covered by TCT Nos. 035-2021002405, 035-2021002406, 035-2021002407 and 035-2021002408 <sup>5/ 10/ 11/ 18/ 41/ 42/ 43/</sup>	Along Barrio Road at Minante II, Cauayan City, Isabela	209,561,000.00
18	622	A residential land identified as Lot No. 565-A-2-C with improvement covered by TCT No. T-12120 <sup>2/ 5/ 7/ 8/ 10/ 18/</sup>	Along concrete paved Dagupan-Laya Provincial Road at Laya East, Tabuk City, Kalinga	2,197,000.00
19	10,000	A residential land covered by TCT No. T-93442 <sup>2/ 5/</sup>	Along an unnamed road, Brgy. Calumpang, General Santos City	10,000,000.00
20	560	A residential land covered by TCT No. T-112452 <sup>1/ 5/</sup>	Brgy. Cawayan, San Fernando, Bukidnon	101,000.00
21	1,131	Two (2) contiguous parcels of residential land covered by TCT Nos. T-112453 and T-112454 <sup>5/ 36/</sup>	Brgy. Cawayan, San Fernando, Bukidnon	204,000.00
22	34,427	An agricultural land covered by TCT No. T-112459 <sup>2/ 5/ 33/</sup>	Brgy. Candelaria, San Fernando, Bukidnon	1,205,000.00
23	45,612	An agricultural land covered by TCT No. T-112460 <sup>2/ 6/ 33/</sup>	Brgy. Candelaria, San Fernando, Bukidnon	1,003,000.00
24	1,184	Two (2) adjacent parcels of residential / commercial land with improvements covered by TCT Nos. T-112461 and T-112462 <sup>2/ 5/</sup>	Brgy. Halapitan, San Fernando, Bukidnon	2,772,000.00
25	1,018	A residential land covered by TCT No. T-112463 <sup>1/ 5/</sup>	Brgy. Halapitan, San Fernando, Bukidnon	611,000.00
26	707	A commercial lot covered by TCT No. T-41511 <sup>5/ 14/ 23/</sup>	Lot 1 along Jose Lim St., Poblacion 5, Cotabato City, Maguindanao	14,564,000.00
27	2,000	A residential land with improvement covered by TCT No. T-19233 <sup>2/ 5/ 8/ 18/ 26/ 27/ 28/</sup>	Brgy. Sumagdang, Isabela City, Basilan Province	1,274,000.00
28	300	A residential land with improvements covered by TCT No. T-49824 <sup>2/ 5/ 7/ 8/ 12/ 18/ 32/ 37/</sup>	Estrada 3rd, Zone II, Digos City, Davao del Sur	7,981,000.00
29	15,443	An agricultural land covered by TCT No. T-46862 <sup>2/ 5/ 8/ 38/ 39/</sup>	Brgy. Tagboa, Lupon, Davao Oriental	603,000.00
30	95,555	Two (2) parcels of agricultural land covered by TCT Nos. T-42643 and T-42642 <sup>2/ 5/ 18/ 39/ 40/</sup>	Brgy. Tagboa, Lupon, Davao Oriental	3,781,000.00

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 Land Bank  
8/ TD is not yet registered in the name of Land Bank 9/ With encumbrances on the title 10/ With annotation/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/Improvements are undeclared/have no TDs 19/Titles are with annotation of Master Deed of Declaration  
of Restrictions 20/For Parking slots, only unitowners can participate the bidding 21/No records on the payment of Association Dues 22/Property is not bounded by any road lot.  
However, during the site inspection, it was observed that it is being traversed by Ligaya Drive (Provincial Road) 23/Utilized by Cotabato Line Drivers and Operators (COLIDO) Terminal  
24/No registered Homeowners' Association 25/Locally known as "Sanchez Compound" 26/Erected with a warehouse/bodega and small nipa house 27/The subject lot was also  
observed planted with rubber trees 28/No concrete monument found on the property 29/No other documents on file aside from the Deed of Transfer of Ownership in Payment of Debt or  
Dacion En Pago of a Registered Land signed by A & F Development Corporation with Area Development Bank, Inc. (ArDB) and National Livelihood Support Fund (NLSF) 30/Property is 2.3  
kilometers away from the nearest fault line (West Valley Fault) 31/The Property is approximately 6.3 kilometers from the West Valley Fault 32/About 1.4km away from the nearest  
active fault trace (Central Digos Fault), based on the Valley Fault System Map 33/No copy of DAR Clearance / Certificate of No Coverage on file 34/The Property was bounded by  
Road Lots on the southeast and southwest sides, as stated in the titles. However, based on actual inspection, the said Road Lots were non-existent 35/The other building erected in the  
property encroached the adjoining lot 36/Lot plotting revealed that the lots are not adjacent to each other. However, per verification with San Fernando Assessor's office Tax Mapping  
Division, said lots are contiguous 37/No copy of Affidavit of Non-Redemption & Consolidation on file 38/Portion of the property is grassland 39/Traversed by a Brgy. Road  
40/Lots were separated by an irrigation canal 41/Quarters boldg., Guardhouse 1&2, and Comfort room are unfinished 42/Portion of land covered by TCT Nos. 035-2021002406 & 035-  
2021002407 was observed utilized as irrigation canal and occupied & has claimants 43/The faces of the TCT Nos. 035-2021002405 & 035-2021002406 bear "Portion of: Homestead Patent"  
and "Portion of: Lot 8, (LRC) PSD-309566; Homestead Patent" 44/Based on the TD, location of the lot covered by TCT No. 1057649 is in Brgy. San Mateo City of Dasmariñas, Cavite and for  
TCT No. T-978562 is located at Brgy. Burol Main, City of Dasmariñas, Cavite

## REGISTRATION:

1. 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@landbank.com** or **LBP-HOCAD@mail.landbank.com**.

2. Duly filled-out SFTP Registration Form shall be sent to **LBP-HOCAD@mail.landbank.com** or **lbphocad@landbank.com** from **June 3 to June 8, 2023 until 5:00 p.m.**

#### **PRE-BIDDING CONFERENCE:**

1. The Pre-bid Conference will be held on **June 13, 2023**, 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 Facility 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 **June 14-21, 2023**.
3. Only bids that are successfully uploaded on or before the deadline shall be accepted. Failure to upload the bid until **June 21, 2023 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 **June 23, 2023 at 09:30 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 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.

4. 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.

5. 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. Margarette R. Zamora (Item Nos. 11-15)	MZAMORA@mail.landbank.com	(+63) 928-267-2842
Mr. Noel S. Tibayan (Item Nos. 1, 20-30)	NTIBAYAN@mail.landbank.com	(+63) 917-309-1216
Mr. Efren M. Patron (Item Nos. 17 & 18)	EPATRON@mail.landbank.com	(+63) 917-329-1546
Ms. Annjoey Rizzalyn P. Carlos (Item No. 19)	APCARLOS@mail.landbank.com	(+63) 969-348-7660
Ms. Agnes L. Felicidadario (Item No. 16)	ALFELICIDARIO@mail.landbank.com	(+63) 918-881-7103
Ms. Lenilyn S. Andaleon	LANDALEON@mail.landbank.com	(+63) 917-890-1442
Mr. Lester G. Muñoz (Item Nos. 2-10, 26)	LMUNEZ@mail.landbank.com	(+63) 926-980-5677

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.