

# INVITATION TO BID

## AVAILABLE PROPERTIES

Bidding Date: July 21, 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	7,555.40	Eight (8) contiguous commercial lots improved with 3-storey and 12-storey building covered by TCT Nos. 252254 to 252261 <sup>5/ 8/ 17/ 23/ 25/</sup>	Along C.M. Recto Avenue; Matapang; Bilibid Viejo; and Carpena Street, Brgy. 392, Quiapo, Manila	2,250,000,000.00
ITEM NO.	AREA (sq.m.)	PROPERTY DESCRIPTION	LOCATION	MINIMUM BID PRICE (Php)
2	212	A residential lot with improvements covered by TCT No. 086-2014002662 <sup>3/ 5/ 17/ 23/</sup>	Lot 1 Block 2 San Francisco Village 1, Brgy. Pacol, Naga City	3,164,000.00
3	132	A residential lot with improvements covered by TCT No. 110-2019002591 <sup>5/ 12/ 15/ 17/ 23/</sup>	Lot 3 Along Paseo Michael, Sta. Monica Homes Subd., Brgy. Babag, Lapu-Lapu City, Cebu	3,126,000.00
4	60	A residential lot with improvement covered by TCT No. 053-2018002720 <sup>2/ 5/ 7/ 8/ 17/ 23/</sup>	Lot 6, San Antonio Heights, Brgy. San Antonio, San Pascual, Batangas	1,220,000.00
5	80	A residential lot with improvement covered by TCT No. 137-2016000277 <sup>3/ 5/ 7/ 8/ 10/ 17 22/ 23/</sup>	Lot 7, Blk. 18 along Lauan St., Forest View Homes, Phase 3, Canitoan, Cagayan de Oro City	1,758,000.00
6	587	A residential lot with improvement covered by TCT No. 040-2020018983 <sup>5/ 10/ 12/ 17/ 23/</sup>	Lot 10, Blk. 31, Ipil-ipil St., Town & Country North Executive Village, Phase 1-A, Brgy. Abangan Norte, Marilao, Bulacan	14,693,000.00
7	521	Two (2) contiguous residential lots with improvements covered by TCT Nos. 043-2020005794 & 043-2020005795 <sup>5/ 10/ 12/ 17/ 18/ 21/ 22/ 23/</sup>	Lot Nos. 10 & 11 of Blk. 5 along concrete paved Street Lot 52 (Josefino St.) corner Street Lot 53 (V. Pascual Boulevard), Rowland Subdivision, Brgy. Binauganan, Tarlac City	12,137,000.00
8	129	A residential lot with improvement covered by TCT No. 040-2023003088 <sup>2/ 5/ 8/ 17/ 22/ 23/</sup>	Lot 1, Blk. 11, Phase C, Francisco Homes 1, Brgy. Mulawin, San Jose Del Monte City, Bulacan	1,843,000.00
9	175	A residential lot with improvement covered by TCT No. 162-2019000642 <sup>3/ 5/ 8/ 15/ 23/</sup>	Lot 13, Blk. 7, Canlanipa Homes, Brgy. Canlanipa, Surigao City	1,562,000.00
10	50	A residential lot with improvement covered by TCT No. 040-2023003243 <sup>5/ 12/ 22/ 23</sup>	Lot 5456-C, Bo. Banga (now Tugatog), Meycauayan, Bulacan	2,873,000.00
11	226	A residential lot covered by TCT No. T-487581 <sup>1/ 5/ 10/ 15/ 23/</sup>	Lot 8 Block 20, Southville Town and Country Homes, Phase 7, Brgy. Langkiwa, Biñan, Laguna	956,000.00
12	116	A residential lot covered by TCT No. T-487592 <sup>1/ 5/ 10/ 15/ 23/</sup>	Lot 8 Block 24, Southville Town and Country Homes, Phase 7, Brgy. Loma, Biñan, Laguna	491,000.00
13	120	A residential lot covered by TCT No. T-487617 <sup>1/ 5/ 14/ 15/ 23/</sup>	Lot 2 Block 33 Southville Town and Country Homes Phase 7, Brgy. Loma, Biñan, Laguna	508,000.00
14	130.40	A residential lot with improvement covered by TCT No. 057-2018040709 <sup>5/ 8/ 10/ 12/ 17/ 21/</sup>	Lot 20 Blk 3, ACM Ave. corner East Drive Road Lot 2, ACM Woodstock Homes, Brgy. Calsadang Bago, Imus City, Cavite	2,130,000.00
15	38	A residential lot with improvement covered by TCT No. 060-2020000634 <sup>2/ 5/ 10/ 17/ 23/</sup>	Lot 42 Block 12, Centennial Townhomes, Brgy. San Isidro, Cabuyao City, Laguna	565,000.00

16	860	A residential lot with improvement covered by TCT No. 076-2021002557 2/ 4/ 5/ 10/	Lot 7225-B, along L. Salazar Street. Brgy. Bucal, Mendez, Cavite	6,311,000.00
17	204	A residential lot with improvement covered by TCT No. 010-2016002852 5/ 10/ 12/ 17/ 23/	Lot 8, Blk 17, along Jose Yulo St., Executive Villagers' Society, BF Homes, Parañaque City	7,829,000.00
18	378	A parcel of residential land with improvements covered by TCT No. T-104,979 5/ 7/ 8/ 10/ 23/ 24/ 26/	Gonzales Drive, Brgy. Zone III, Zamboanga City, Zamboanga del Sur	11,506,000.00
19	22,449	A parcel of commercial land with improvements covered by TCT No. 090-2015003833 2/ 5/ 10/ 14/ 26/ 27/ 28/	Caraudan, Janiuay, Iloilo	40,870,000.00
20	30,000	A parcel of agricultural land covered by TCT No. T-66985 1/ 4/ 5/ 7/ 10/ 26/ 27/ 29/ 31/ 32/	Brgy. Kalasungay, Malaybalay City, Bukidnon	2,550,000.00
21	41,119	Two parcels of agricultural land covered by TCT Nos. T-66987 and T-66988 1/ 4/ 5/ 7/ 10/ 26/ 27/ 29/ 31/ 32/	Brgy. Kalasungay, Malaybalay City, Bukidnon	3,496,000.00
22	90,975	A parcel of agricultural land covered by KOT No. P-28138 1/ 4/ 6/ 7/ 8/ 10/ 30/ 26/ 27/ 31/ 32/	Brgy. Kalasungay, Malaybalay City, Bukidnon	5,641,000.00
23	288	A parcel of residential land covered by TCT No. 010-2023001442 1/ 5/ 8/ 10/ 23/ 33/	Lot 17, Block 18, D. Tuazon St., Phase 2, BF Homes, Sucat, Parañaque City	8,640,000.00
24	20,378	Three (3) contiguous parcels of commercial land with improvements identified as Lot Nos. N-2, N-3 and N-4 covered by TCT No. T-360647, T-360648 and T-360649 5/ 7/ 8/ 10/ 12/ 18/ 23/ 34/ 35/	Along National Road, Antonino, Alicia, Isabela	27,555,000.00
25	1,653	A parcel of residential land identified as Lot No. 4-E-1 covered by TCT No T-117170 2/ 5/ 7/ 8/ 10/ 26/	Brgy. San Fermin, Cauayan City, Isabela	9,918,000.00
26	4,903.50	A parcel of commercial land identified as Lot No. 1 with improvements covered by TCT No. 035-2022003266 5/ 8/ 12/ 18/ 23/ 34/ 36/	Along Minante-Nagrumbauan Barangay Road, Minante I, Cauayan City, Isabela	28,401,000.00
27	10,514	A commercial land identified as Lot No. 87-D with improvements and chattels covered by TCT No. 043-2022014527 5/ 8/ 12/ 23/	Brgy. Sta. Maria (Brgy. Colubot in the title), San Manuel, Tarlac	7,297,000.00

## CONDOMINIUM UNITS AND PARKING SLOTS

Item No.	Floor No. / Unit No.	CCT No.	Condominium Unit Type / Floor area	Location	Minimum Bid Price
28	GF / 110	164-2018006341 1/ 19/ 23/	2 Bedroom / 43.06 sqm	Victoria Tower 1, Pacific Residences, Brgy. Ususan, Taguig City	3,458,000.00
29	GF / 120	164-2018006342 1/ 19/ 23/	2 Bedroom / 40.07 sqm		3,218,000.00
30	GF / 122	164-2018006343 1/ 19/ 23/	1 Bedroom / 25.91 sqm		2,185,000.00
31	2 / 210	164-2018006344 1/ 19/ 23/	2 Bedroom / 54.89 sqm		4,408,000.00
32	4 / 424	164-2018006345 1/ 19/ 23/	3 Bedroom 79.25 sqm		6,364,000.00
33	5 / 521	164-2018006346 1/ 19/ 23/	2 Bedroom / 52.65 sqm		4,228,000.00
34	GF / 2.0	164-2018006347 1/ 19/ 20/ 23/	Parking Slot / 12.50 sqm		800,000.00
35	GF / 3.0	164-2018006348 1/ 19/ 20/ 23/	Parking Slot / 12.50 sqm		800,000.00
36	GF / 12.0	164-2018006349 1/ 19/ 20/ 23/	Parking Slot / 12.50 sqm		800,000.00
37	GF / 20.0	164-2018006350 1/ 19/ 20/ 23/	Parking Slot / 12.50 sqm		800,000.00
38	GF / 21.0	164-2018006351 1/ 19/ 20/ 23/	Parking Slot / 12.50 sqm		800,000.00
39	GF / 22.0	164-2018006352 1/ 19/ 20/ 23/	Parking Slot / 12.50 sqm		800,000.00
40	GF / 23.0	164-2018006353 1/ 19/ 20/ 23/	Parking Slot / 12.50 sqm		800,000.00
41	GF / 24.0	164-2018006354 1/ 19/ 20/ 23/	Parking Slot / 12.50 sqm		800,000.00
42	2 / 215	004-2019003082 1/ 20/	Office / 39.54 sqm	The Tower at Emerald Square Condominium, J.P. Rizal Corner P. Tuazon Streets Project 4, Quezon City	2,571,000.00
43	5 / 507	004-2019003080 1/ 20/	2 Bedroom Residential / 62.25 sqm		4,047,000.00
44	LG Floor Regular Parking Area / 3R	004-2019003081 1/ 20/ 23/	Parking Slot / 12.00 sqm		800,000.00
45	OGF-0006 / 1st Flr	076-2018003020 1/ 3/ 19/ 23/	2-bedroom /48.38 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,073,000.00
	OLG – 001 / LG Parking	076-2018003011 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		
46	OGF-0009 / 1st Flr	076-2018003019 1/ 3/ 19/ 23/	2-bedroom /48.38 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,073,000.00
	OLG = 0003 / LG Parking	076-2018003010 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		
47	OGF-0010 / 1st Flr	076-2018003018 1/ 3/ 19/ 23/	2-bedroom /48.38 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,073,000.00
	OLG = 0004 / LG Parking	076-2018003009 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		
48	OGF-0011 / 1st Flr	076-2018003017 1/ 3/ 19/ 23/	2-bedroom /48.38 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,073,000.00
	OLG = 0011 / LG Parking	076-2018003008 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		
49	OGF-0012 / 1st Flr	076-2018003016 1/ 3/ 19/ 23/	2-bedroom /48.38 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,073,000.00
	OLG = 0012 / LG Parking	076-2018003007 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		

50	OGF-0021 / 1st Flr	076-2018003014 1/ 3/ 19/ 23/	2-bedroom /48.38 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,073,000.00
	OLG - 0013/ LG Parking	076-2018003006 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		
51	OGF-0013 / 1st Flr	076-2018003015 1/ 3/ 19/ 23/	2-bedroom /51.79 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,663,000.00
	OLG - 0014 / LG Parking	076-2018003005 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		
52	OGF-0024 / 1st Flr	076-2018003013 1/ 3/ 19/ 23/	2-bedroom /48.38 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,073,000.00
	OLG - 0041 / LG Parking	076-2018003004 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		
53	O2F-0007 / 2nd Flr	076-2018003012 1/ 3/ 19/ 23/	2-bedroom /48.38 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,073,000.00
	OLG - 0042/ LG Parking	076-2018003003 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		
54	GF (1st level) / TAGF1-4-A	57348 3/ 19/ 23/	Commercial / 32.56 sqm	The Palm Towers A and B, Along St. Paul Road, San Antonio Village, Makati City	3,419,000.00
55	GF (2nd level) TAGF2-1-A	57364 3/ 19/ 23/	Commercial / 23.82 sqm		2,502,000.00
56	2F / TAB2F-12-A	57385 3/ 19/ 23/	Commercial / 16.16 sqm		1,616,000.00
57	2F / TAB2F-15-A	57387 3/ 19/ 23/	Commercial / 21.12 sqm		2,112,000.00
58	2F / TAB2F-16-A	57388 3/ 19/ 23/	Commercial / 22.56 sqm		2,256,000.00
59	2F / TAB2F-17-A	57389 3/ 19/ 23/	Commercial / 29.10 sqm		2,910,000.00
60	2F / TAB2F-49-A	57394 3/ 19/ 23/	Commercial / 29.19 sqm		2,919,000.00
61	15F / TA15F-03	57429 3/ 19/ 23/	2 Bedroom / 59.67 sqm		4,535,000.00
62	12F / TB12F-16	57489 3/ 19/ 23/	1 Bedroom / 36.36 sqm		2,764,000.00
63	12F / TC12F-01	57547 3/ 19/ 23/	1 Bedroom / 58.50 sqm		4,446,000.00
64	17F / TB17F-14	92790 3/ 19/ 23/	1 Bedroom / 36.36 sqm		2,764,000.00
65	16F / TB16F-11	57509 3/ 19/ 23/	Studio / 24.36 sqm		1,852,000.00
66	17F / TB17F-04	57514 3/ 19/ 23/	Studio / 27.75 sqm		2,109,000.00
67	B3 / TB-3-P8	57226 2/ 19/ 23/	Parking Slot / 15.00 sqm		878,000.00
68	B3 / TB-3-P17	57235 2/ 19/ 23/	Parking Slot / 15.00 sqm		878,000.00
69	B3 / TB-3-P32	57246 2/ 19/ 23/	Parking Slot / 15.00 sqm		878,000.00
70	B2 / TB2-P28	57284 2/ 19/ 23/	Parking Slot / 15.00 sqm		878,000.00
71	B2 / TB2-P44	57297 2/ 19/ 23/	Parking Slot / 15.00 sqm		878,000.00
72	B2 / TB2-P45	57298 2/ 19/ 23/	Parking Slot / 13.50 sqm		790,000.00
73	B1 / TB1-P40	57326 2/ 19/ 23/	Parking Slot / 22.33 sqm		1,307,000.00
74	B4 / TB4-P1	57575 2/ 19/ 23/	Parking Slot / 18.00 sqm		1,053,000.00
75	B4 / TB4-P10	57584 2/ 19/ 23/	Parking Slot / 13.50 sqm		790,000.00
76	B4 / TB4-P11	57585 2/ 19/ 23/	Parking Slot / 13.50 sqm		790,000.00
77	B3 / TB3-P2	57630 2/ 19/ 23/	Parking Slot / 13.50 sqm		790,000.00
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/Traversed by a concrete paved Brgy. road on its NE, SE and SW sides    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/Some 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/Test plotting of technical description of the TCT resulted to open traverse					
22/No registered Homeowners' Association    23/ No legal case per Bank's records    24/No copy of TD on file for the elevated water tank, concrete pavement and perimeter fence    25/ About 1,176 sq.m. floor area of the Ever Gotesco Mall (front portion) has encroached the adjoining lots 3,4,5,6 & 7. The total lot area of the affected adjoining lots is estimatedly 392 sq.m.    26/ The Affidavit of Non Redemption & Consolidation is not on file    27/ No copy of DAR Clearance / Certificate of No Coverage on file    28/ With claimants    29/No copy of TD on file    30/Bounded by Pal-ing and Tagabolo Creeks in the north    31/ No copy of Certificate of Sale on file    32/ No copy of Proof of Payment of CGT, DST and Transfer Tax on file    33/ The location of the property indicated in the Title is Barrio of San Dionisio, Municipality of Parañaque, Province of Rizal    34/The MBP/IP is not subject for discount and referrer/broker's commission in case of failed Public Bidding    35/ Barangay/district indicated in the TDs was erroneously written as "Sta. Cruz" which should be "Antonino"    36/Typographical error on the subdivision plan indicated on the title is "Pcs-(af)-02-031805" which should be "Pcs-(af)-004805" based on the approved survey plan submitted to the Bank    37/ Overlapping of the technical description					

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](mailto:lbphocad@landbank.com) or [LBP-HOCAD@mail.landbank.com](mailto:LBP-HOCAD@mail.landbank.com).
- 2. Duly filled-out SFTP Registration Form shall be sent to [lbphocad@landbank.com](mailto:lbphocad@landbank.com) or [LBP-HOCAD@mail.landbank.com](mailto:LBP-HOCAD@mail.landbank.com) from **July 1 to July 6, 2023 until 5:00 p.m.**

PRE-BIDDING CONFERENCE:

- 1. The Pre-bid Conference will be held on **July 10, 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 **July 11-19, 2023**.
- 3. Only bids that are successfully uploaded on or before the deadline shall be accepted. Failure to upload the bid until **July 19, 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 **July 21, 2023 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
- 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
Mr. Rudolph Bryan T. Gesalan (Item No. 1) Mr. Mark Ivan C. Confesor	RGESALAN@landbank.com MCONFESOR@mail.landbank.com	(+63) 917-589-0014 (+63) 919-007-1028
Ms. Agnes L. Felicidadario (Item No. 2-4, 54-77) Ms. Lenilyn S. Andaleon	AFELICIDARIO@mail.landbank.com LANDALEON@mail.landbank.com	(+63) 918-881-7103 (+63) 917-890-1442
Mr. Lester G. Muñoz (Item Nos. 5-10, 28-44)	LMUNEZ@mail.landbank.com	(+63) 926-980-5677
Mr. Mark Ivan C. Confesor (Item Nos. 11-17, 45-53) Ms. Sharmaine B. Castillo	MCONFESOR@mail.landbank.com SBCASTILLO@mail.landbank.com	(+63) 919-007-1028 (+63) 916-529-2256
Mr. Noel S. Tibayan (Item Nos. 18-23)	NTIBAYAN@mail.landbank.com	(+63) 917-309-1216
Mr. Efren M. Patron (Item Nos. 24-26)	EPATRON@mail.landbank.com	(+63) 917-329-1546
Ms. Deborah Banco (Item no. 27)	DLUBIS@mail.landbank.com	(+63) 929-690-4779

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.