

# INVITATION TO BID

## AVAILABLE PROPERTIES

**Bidding Date: August 18, 2023**

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

Tel. No. 8-522-0000 or 8-551-2200  
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ITEM NO.	AREA (sq.m.)	PROPERTY DESCRIPTION	LOCATION	MINIMUM BID PRICE (Php)
1	42,776	Two (2) parcels of agricultural land identified as Lot Nos. 2-C & 2-D with improvements and chattels (not operational) covered by TCT Nos. 032-2017003882 and 032-2022005685 <sup>5/ 7/ 8/ 10/ 13/ 18/ 25/ 26/ 27/</sup>	Along Maharlika Highway (AH26), Brgy. Baculud, Iguig, Cagayan	130,872,000.00
2	21,388	An agricultural land identified as Lot No. 2-F with improvements and machineries and equipment covered by TCT No. 032-2017003885 <sup>5/ 7/ 8/ 10/ 13/ 24/ 25/ 27/ 44/</sup>	Along the National Road in Capitan/San Esteban (now Baculud), Iguig, Cagayan	82,923,000.00
3	2,500	A 2,500-sq.m. parcel of commercial land identified as Lot No. 4187-D with improvements covered by TCT No. 035-2014005501 <sup>1/ 5/ 7/ 8/ 10/ 21/ 33/ 34/</sup>	Along Gamu-Roxas Provincial Road at San Antonino, Burgos, Isabela	7,517,000.00
4	3,504	A residential land with improvements covered by TCT No. 261380 <sup>2/ 5/ 7/ 8/ 10/ 19/ 31/</sup>	Along concrete-paved Burgos Street, Poblacion 1, Moncada, Tarlac	8,592,000.00
5	940	A residential land with improvements covered by TCT No. 043-2010002672 <sup>2/ 5/ 7/ 8/ 10/ 19/ 32/</sup>	Along concrete-paved Magallanes (now Domingo) Street, Poblacion Sur, Paniqui, Tarlac	12,525,000.00
6	10,991	Sixty seven (67) parcels of land, some with improvements covered by 67 titles <sup>3/ 5/ 7/ 8/ 10/ 12/ 19/ 42/ 43/</sup>	Along McArthur Highway, Grand Monaco-Casa Verde Subdivision, Brgy. Pio Cruzcosa, Calumpit, Bulacan	128,201,000.00
7	170	A residential lot with improvements covered by TCT No. 163-2022003666 <sup>5/ 8/ 10/ 12/ 17/ 18/ 19/</sup>	Lot 2, Block 1, Luarca St., Vista Verde Executive Village, Phase-9, Brgy. Munting Dilao, Antipolo City, Rizal	4,185,000.00
8	191	A residential lot with improvements covered by TCT No. 163-2022003667 <sup>5/ 8/ 10/ 12/ 14/ 17/ 18/ 19/</sup>	Lot 3, Block 1, No. 73, Luarca St., Vista Verde Executive Village, Brgy. Munting Dilao, Antipolo City, Rizal	4,571,000.00
9	419	A residential lot with improvements covered by TCT Nos. 163-2022003668 & 163-2022003669 <sup>5/ 8/ 10/ 12/ 17/ 18/ 19/</sup>	Lot 4 & 5, Block 1, No. 77, Luarca St., Vista Verde Executive Village, Brgy. Munting Dilao, Antipolo City, Rizal	10,854,000.00
10	71.08	A commercial condominium unit covered by CCT No. 011-2013005026 <sup>1/ 3/ 7/ 8/ 10/ 19/</sup>	Unit No. 106, Ground Floor of Solare Bldg., Capri Oasis Condominium, Dr. Sixto Avenue, Brgy. Maybunga, Pasig City	9,383,000.00
11	192	A residential lot with improvement covered by TCT No. 005-2020003103 <sup>2/ 5/ 10/ 17/ 19/</sup>	Lot 2 Block 1, Acacia Street, Camella Homes V, Pulang Lupa Dos, Las Piñas City	5,622,000.00
12	124	A residential lot with improvement covered by TCT No. 057-2017010497 <sup>5/ 10/ 12/ 17/ 19/</sup>	Lot 10 Blk 1, Navarro St., Camella Terrassa 2 Subd., Brgy. Buhay na Tubig, Imus City, Cavite	1,905,000.00
13	262	A residential lot with improvement covered by TCT No. 060-2020003416 <sup>2/ 5/ 17/ 19/</sup>	Lot 61, Block 1, Sevilla St., Chrysanthemum Village, Brgy. San Vicente, San Pedro City, Laguna	2,666,000.00
14	196	A residential lot with improvement covered by TCT No. 057-2017030878 <sup>5/ 10/ 12/ 17/ 19/</sup>	Lot 7 Blk 4, Araneta St., Bahayang Pag-Asa Subd, Phase 12-C, Pasong Buaya 2, Imus City, Cavite	8,565,000.00
15	98.50	A residential lot with improvement covered by TCT No. 010-2021002194 <sup>5/ 12/ 19/ 28/</sup>	Lot 9 Blk 2, Residencia Nora Luisa, San Antonio Valley 8, Parañaque City	3,108,000.00
16	120	A residential lot with improvement covered by TCT No. 057-2021049185 <sup>5/ 10/ 12/ 17/ 19/</sup>	Lot 14 Block 1, Along Bergere St., Manchester Phase 3, Brgy. Navarro, General Trias City, Cavite	2,933,000.00
17	110	A residential lot with improvement covered by TCT No. 057-2019042284 <sup>3/ 5/ 17/ 19/ 23/</sup>	Lot 2 Block 5, Cocoplum St., Canyon Ranch Phase III-A, Brgy. Lantic, Carmona, Cavite	5,230,000.00
18	369	Two parcels of residential land with improvements covered by TCT Nos. 162-2019000744 & 162-2019000746 <sup>2/ 5/ 7/ 8/ 10/ 19/</sup>	Along Rolando Sering St., Brgy. San Juan, Surigao City	5,400,000.00

19	383	Two (2) contiguous residential lots with improvements covered by TCT Nos. 162-2019000747 & 162-2019000745 <sup>3/ 5/ 7/ 8/ 10/ 19/</sup>	Lot Nos. 17 & 18 of Blk. 24 along earth paved unnamed Barangay Road, Brgy. San Juan, Surigao City	7,278,000.00
20	177	A residential lot covered by TCT No. 162-2019000748 <sup>1/ 5/ 7/ 8/ 10/</sup>	Lot 18 Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City	443,000.00
21	192	A residential lot covered by TCT No. 162-2019000749 <sup>1/ 5/ 7/ 8/ 10/</sup>	Lot 7 Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City	457,000.00
22	188	A residential lot covered by TCT No. 162-2019000750 <sup>1/ 5/ 7/ 8/ 10/</sup>	Lot 20 Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City	470,000.00
23	182	A residential lot covered by TCT No. 162-2019000751 <sup>1/ 5/ 7/ 8/ 10/</sup>	Lot 21 Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City	455,000.00
24	182	A residential lot covered by TCT No. 162-2019000752 <sup>1/ 5/ 7/ 8/ 10/</sup>	Lot 19 Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City	455,000.00
25	187	A residential lot covered by TCT No. 162-2019000753 <sup>1/ 5/ 7/ 8/ 10/ 14</sup>	Lot 6 Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City	445,000.00
26	171	A residential lot covered by TCT No. 162-2019000754 <sup>1/ 5/ 7/ 8/ 10/</sup>	Lot 11 Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City	407,000.00
27	181	A residential lot covered by TCT No. 162-2019000755 <sup>1/ 5/ 7/ 8/ 10/</sup>	Lot 9 Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City	431,000.00
28	176	A residential lot covered by TCT No. 162-2019000756 <sup>1/ 5/ 7/ 8/ 10/ 14/</sup>	Lot 10 Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City	419,000.00
29	224	A residential lot covered by TCT No. 162-2019000757 <sup>1/ 5/ 7/ 8/ 10/</sup>	Lot 13 Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City	600,000.00
30	186	A residential lot covered by TCT No. 162-2019000758 <sup>1/ 5/ 7/ 8/ 10/ 14/</sup>	Lot 8 Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City	443,000.00
31	167	A residential lot covered by TCT No. 162-2019000759 <sup>1/ 5/ 7/ 8/ 10/</sup>	Lot 16 Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City	418,000.00
32	172	A residential lot covered by TCT No. 162-2019000760 <sup>1/ 5/ 7/ 8/ 10/</sup>	Lot 17 Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City	430,000.00
33	166	A residential lot covered by TCT No. 162-2019000763 <sup>1/ 5/ 7/ 8/ 10/ 14/</sup>	Lot 12 Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City	395,000.00
34	167	A residential lot with improvement covered by TCT No. 039-2023004994 <sup>5/ 10/ 12/ 17/ 19/</sup>	Lot 29, Blk. 1-C along unnamed road 1-C (Azalea Avenue) within Northfields Rosewood Village Brgy. Buguion, Calumpit, Bulacan	3,182,000.00
35	200	Two (2) contiguous residential lots with improvements covered by TCT Nos. 004-2015006834 & 004-2015006835 <sup>2/ 5/ 17/ 19/ 29/ 30/</sup>	Lot Nos. 20 & 22 of Blk. 4, Rolling Meadows Subdivision, Phase 2, Brgy. Sauyo, Quezon City	9,432,000.00
36	1,200	Four (4) contiguous residential lots with improvements covered by TCT Nos. 043-2022014639, 043-2022014640, 043-2022014641 & 043-2022014642 <sup>2/ 5/ 15/ 17/ 19/ 35/ 36/ 37/</sup>	Lot Nos. 4, 5, 25 & 26 of Blk. 19 along the north-west side of concrete paved Street Lot 20 and along the south-east side of earth-paved Street, Lot 21, St. Jude Village, Brgy. Alfonso (formerly Brgy. Santiago), Concepcion, Tarlac	9,346,000.00
37	510	A residential lot with improvement covered by TCT No. 039-2019016281 <sup>3/ 5/ 17/ 19/ 38/ 39/ 40/ 41/</sup>	Lot 5-B-5 along unnamed road from Ilang-Ilang Street, Brgy. Ilang-Ilang, Guiguinto, Bulacan	1,915,000.00
38	60	A residential lot with improvements covered by TCT No. 092-2019006561 <sup>3/ 5/ 15/ 19/</sup>	Lot 8 Blk 30, Providence Negros Subd., Phase 1, Brgy. Estefania, Bacolod City, Negros Occidental	440,000.00
39	1,334	A residential land with improvement covered by TCT No. T-42248 <sup>2/ 5/ 8/ 18/ 19/</sup>	Anacleto Badoy Sr. Street corner Atienza St., Brgy. Poblacion 4, Cotabato City	6,061,000.00

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/No legal case per Bank's records	20/For Parking slots, only unitowners can participate the bidding
21/The MBP/IP is not subject for discount and referrer/broker's commission in case of failed Public Bidding	22/Titles are with annotation of Master Deed of Declaration of Restrictions	23/The Property is about 99m from West Valley Fault line	24/An estimated area occupied by the bounding waterway is 4,685-sq.m. and area provision for road widening (5.0m x 165.88m-wide) along line 1-2 is 754 sq.m.	25/The rice mill machinery and mechanical dryer were not operational	26/Chattels are undeclared/have no tax declaration	27/The machineries were observed heavily exposed to cement dusts	28/About 17.26 sq.m. on the northeast portion of the subject lot (particularly on points 3 to 6) was observed encroached by the adjoining lots (Lot 6, 7, & 8, Psd-00-047658)
29/The Properties were observed closed/padlock	30/No registered Homeowners' Association	31/The property is 25.5 km. away from nearest fault line (West Valley Fault)	32/The property is 20.3 km. away from nearest fault line (West Valley Fault)	33/Per title, the Property is located at "Cullalabo, Burgos, Isabela", however based on the Tax Mapping Control Roll of the Municipal Assessor's Office of Burgos, Isabela, the Property is located "within San Antonino, Burgos, Isabela", the adjacent barangay of Cullalabo	34/The electronic lot plotting presented in the report is used solely as determinant in closing polygon and may not be identical to actual independent plotting.	35/There is discrepancy on the boundary of TCT No. 043-2022014640 vis-à-vis lot plotting	36/Technical description appearing on TCT No. 043-2022014640 revealed that boundary lot along line 4-1 was omitted. However, the same was rectified through "Affidavit" under Entry No. 2017002888 dated 14 March 2017, stating that the missing boundary along point 4-1 is by Lot "6"
37/There is a typographical error/double entry on "tie line" bearing on TCT No. 043-2022014641	38/The Property is submerged in knee deep flood water during high tide and rainy season	39/There is a deductible area of 16.50 sq.m. on the Property since it is form part of the existing road leading to Barangay Road	40/Per Title, the Property is located at Brgy. Tabang, however, per TDs & Appraisal Report, the Property is now part of Brgy. Ilang-Ilang	41/There is a discrepancy in the area reflected in the title in words vis-à-vis figure (Five Hundred vs. 510)	42/The subdivision is not yet reflected on tax map of the Calumpit Assessor's Office	43/Inclusive of 5,632 sq.m. provision for open space alley and road lots which are subject of restriction per Entry No. 2014010812	44/Perimeter fence, concrete pavement and chattels are undeclared / have no TDs

## 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 [LBP-HOCAD@mail.landbank.com](mailto:LBP-HOCAD@mail.landbank.com) or [lbphocad@landbank.com](mailto:lbphocad@landbank.com) from **July 29 to August 8, 2023 until 5:00 p.m.**

## PRE-BIDDING CONFERENCE:

1. The Pre-bid Conference will be held on **August 9, 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 **August 10-16, 2023**.
3. Only bids that are successfully uploaded on or before the deadline shall be accepted. Failure to upload the bid until **August 16, 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 **August 18, 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 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. 7-9)	MZAMORA@mail.landbank.com	(+63) 928-267-2842
Ms. Deborah L. Banco (Item Nos. 4-6)	DLUBIS@mail.landbank.com	(+63) 929-690-4779
Mr. Efren M. Patron (Item Nos. 1-3)	EPATRON@mail.landbank.com	(+63) 917-329-1546
Ms. Annjoey Rizzalyn P. Carlos (Item No. 39)	APCARLOS@mail.landbank.com	(+63) 969-348-7660
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Ms. Agnes L. Felicidadario (Item No. 38)	ALFELICIDARIO@mail.landbank.com	(+63) 918-881-7103
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Mr. Lester G. Muñoz (Item Nos. 18-37)	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.