

INVITATION TO BID

AVAILABLE PROPERTIES

Bidding Date: September 22, 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	368	A commercial land with improvement covered by TCT No. 012-2023000059 ^{2/ 4/ 5/ 10/ 31/}	Lot No. 2, Blk. No. 1 Santolan Dr., Jose Abad Santos St., San Juan	40,728,000.00
2	36.50	A residential condominium identified as Unit 8F (8th Floor) covered by CCT No. 004-2022017378 ^{3/ 8/ 10/ 19/ 21/}	Along One Orchard Road, Eastwood City Cyberpark, Libis, Bagumbayan, Quezon City	3,650,000.00
3	600	Four (4) contiguous residential lots covered by TCT Nos. 043-2022001396, 043-2022001397, 043-2022001398 and 043-2022001399 ^{1/ 5/ 19/ 29/ 30/}	Along concrete-paved (Existing Road) Lot 4348-M-2 and unnamed (Existing Road), NU Town Villas, Northern Hills Subdivision, Brgy. San Rafael (formerly Barrios San Roque and San Rafael) Tarlac City	2,220,000.00
4	408	Two (2) contiguous parcels of residential land covered by TCT Nos. 068-2022000012 & 068-2022000013 ^{1/ 5/ 8/ 10/ 14/}	Lot 4 & 6 Block 53, Village East III, Bilibiran, Binangonan, Rizal	2,448,000.00
5	71	A residential lot with improvement covered by TCT No. 005-2019003524 ^{5/ 12/ 17/ 19/ 23/}	Lot 3 Blk 1, Rhonaville Townhomes, Brgy. Zapote, Las Piñas City	4,072,000.00
6	114	A residential lot with improvement covered by TCT No. 057-2019003927 ^{5/ 10/ 12/ 15/ 17/ 19/}	Lot 15 Blk 37, Road Lot 3, Tierra Nevada El Pueblo, Phase 2, Brgy. San Francisco, General Trias City, Cavite	2,087,000.00
7	60	A residential lot with improvement covered by TCT No. 057-2017030871 ^{5/ 10/ 12/ 17/ 19/}	Lot 78 Blk 20, Gagalangin St., Villa Hermosa, Brgy. Buhay na Tubig (Tanzang Luma), Imus City, Cavite	1,984,000.00
8	225	A residential lot with improvement covered by TCT No. 057-2020000842 ^{5/ 8/ 10/ 12/ 15/ 17/ 19/}	Lot 5, Blk 1, Ilang Ilang St., Plaridel Subdivision, Phase 3, Bayan Luma 7, Imus City, Cavite	3,608,000.00
9	138	A residential lot with improvement covered by TCT No. 057-2015026273 ^{5/ 10/ 12/ 17/ 19/}	Lot 18 Blk 34, Asian Leaf, Brgy. San Francisco, General Trias City, Cavite	1,817,000.00
10	119	A residential lot with improvement covered by TCT No. 057-2021013713 ^{5/ 10/ 12/ 19/}	Lot 54 Blk. 1, Campbell St., Lancaster Village 2 (West), Alapan, Imus City, Cavite	2,107,000.00
11	120	A residential lot with improvement covered by TCT No. 057-2016024790 ^{5/ 7/ 8/ 10/ 12/ 17/ 19/}	Lot 16 Block 2, 2nd St., Manchester Phase 1, Brgy. Navarro, General Trias City, Cavite	2,680,000.00
12	328	A residential lot with improvement covered by TCT No. T-376210 (M) ^{2/ 5/ 8/ 17/ 19/ 23/}	Lot 53, Blk. 22, Brgy. Sta. Cruz V (formerly Brgy. Sapang Palay), San Jose Del Monte City Bulacan	1,232,000.00
13	123	A residential lot with improvement covered by TCT No. 044-2020000711 ^{3/ 5/ 19/ 23/}	Lot 3714-B, Chateau De Taltal, Taltal, Masinloc, Zambales	2,793,000.00
14	297	A residential lot with improvement covered by TCT No. 102-2019004333 ^{5/ 10/ 12/ 17/ 19/}	Lot 2556-A-3-A-4 Zone 4, Brgy. Biasong, Talisay City, Cebu	3,107,000.00
15	403	A residential lot covered by TCT No. 158678 ^{1/ 5/ 7/ 8/ 19/}	Lot 24, Block 1, Belmont St., The Verandas at Saratoga Hills, Tagaytay Midlands, Suplang Tanauan City, Batangas	7,415,000.00
16	35	A residential lot with improvement covered by TCT No. 064-2018000301 ^{5/ 8/ 12/ 17/ 19/}	Lot 47, Block 18, Road Lot 18, Acacia Village, Neo-Calapan Subdivision, Barangay Bulusan, Calapan City, Oriental Mindoro	775,000.00
17	1,243	A residential lot with improvement covered by TCT No. 064-2019005116 ^{8/ 12/ 17/ 19/}	Lot 1148-B, Along Mabini Road, Brgy. San Agustin II, Naujan, Oriental Mindoro	1,002,000.00
18	113	A residential lot with improvement covered by TCT No. 091-2019005134 ^{5/ 8/ 12/ 19/ 24/}	Lot 4 Blk. 13, Bandong Subd., Brgy. 7, Victorias City, Negros Occidental	1,263,000.00
19	300	Two (2) residential lots with improvements covered by TCT Nos. 079-2015000143 and 079-2015000144 ^{5/ 8/ 12/ 19/ 27/}	Lot 14 and 16, Block 5, Holiday Homes Subdivision, Brgy. Lag-on, Daet, Camarines Norte	3,836,000.00
20	7,731	An agricultural (7,000-sq.m.)/residential (731-sq.m.) land covered by OCT No. P-48081 ^{2/ 5/ 7/ 8/ 10/ 19/ 40/ 41/ 42/ 43/}	Along 4.0m Road Right-of-Way from Provincial Road (Iguig-San Jose Baggao) in Baculud, Iguig, Cagayan	4,175,000.00

21	2,969	Two (2) parcels of residential land identified as Lot Nos. 1494-B and 1494-C with improvements covered by TCT Nos. T-37298 and T-57751 ^{5/ 7/ 8/ 10/ 26/ 44/}	National Road at Poblacion (now San Pedro), Bagabag, Nueva Vizcaya	21,269,000.00
22	659	Two (2) parcels of commercial land identified as Lot Nos. 1470-B-1 and 1470-B-2 with improvement covered by TCT Nos. T-50857 and T-67927 ^{3/ 5/ 7/ 8/ 10/ 44/}	National Road at Poblacion (now San Pedro), Bagabag, Nueva Vizcaya	7,121,000.00
23	4,606	Three (3) parcels of residential (3,306-sq.m.)/agricultural (1,300-sq.m.) land identified as Lot Nos. 4-C-2, 4-B-2-A and 4-B-2-B-1 covered by TCT Nos. T-124026, T-116866 and T-116648 ^{1/ 5/ 7/ 8/ 10/ 44/}	Along Diversion Road at Barrio #1 (now San Pedro), Bagabag, Nueva Vizcaya	15,338,000.00
24	463	A residential land identified as Lot No. 2 covered by TCT No. T-75184 ^{3/ 5/ 7/ 8/ 10/ 44/}	National Road at Poblacion (now Quirino), Bagabag, Nueva Vizcaya	2,477,000.00
25	1,110	A residential land identified as Lot No. 2 with improvements covered by TCT No. T-95015 ^{2/ 5/ 7/ 8/ 10/ 26/ 44/}	Corner of Burgos & San Roque (now Mabini) Streets at San Pedro, Bagabag, Nueva Vizcaya	7,560,000.00

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/No records on the payment of Association Dues 21/The MBP 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/No registered Homeowners' Association 24/The property is situated in a flood prone area. 25/The residential building is not 100% completed and there are visible damages to the construction finishes of the structure due to poor maintenance 26/Perimeter Fence is undeclared/has no TD 27/The Property is not registered as part of the association. Hence, the Property is not covered by the association dues and other services of the association. 28/The subject lot were observed to be not yet developed 29/Subject property is 6.4 kilometers away from the nearest fault line (Care Fault) 30/For TCT No. 043-2022001397 (Lot 4348-M-1-R) : Discrepancy on plan number of boundary lot (along Line 2-3) 31/The location of the property indicated in the Title is Bo. of Sta. Lucia, Mun. of San Juan, Prov. Of Rizal, while the location of the property indicated in the TD is Santolan/J.A. Santos, Brgy. Little Baguio, San Juan City 32/Lots F-1, F-2, B-12, and D covered by TCT No. 035-2014005193, 035-2014005192, 035-2015003579, and 035-2014005189, respectively are bounded by a road per its titles. However, on the ground, said road was not existing and actually an irrigation canal. Furthermore, on the ground lots E, B-14, B-15 and B-22 covered by TCT Nos. T-380152, 035-2015003582, 035-2015003581, and 035-2015003577, respectively; the property as a whole abuts a concrete paved Nunungnan, Pinoma barangay road making the property already accessible to the nearest public road 33/With the missing electrical system/connections/7/ observed valuation on the ricemill and mechanical dryer facilities 34/Based on technical description and boundaries appearing on titles the Properties have a road frontage on its northeast side, however said road was nonexistent. Per actual inspection and tax map, the Properties are now bounded by a Brgy. Road on its southwest side 35/There is an unfinished two (2) storey residential building erected on the subject properties 36/With LBP Security Guards posted on site 37/TDs of chattels were already cancelled due to ceased operation 38/There is a discrepancy on the lot area indicated in the TD of TCT No. 035-2023001516 (i.e. "788 sq.m." instead of "778 sq.m." per title) 39/Other improvements and chattels are undeclared/have no tax declarations 40/Technical description reflected on OCT no. P-48081 and survey plan SGS-2-01-001153-D differs 41/Capital Gains Tax (CGT), Documentary Stamp Tax (DST) and other transfer taxes in connection with the foreclosure/transfer of title and TD from previous owner to the Bank could have been unpaid. The bidder/buyer shall be responsible for the payment of said taxes, including penalties, if and when assessed by the appropriate agencies concerned (i.e BIR, Treasurer's Office) 42/Only photocopy of Certificate of Sale is available on file. Other documents such as Affidavit of Non-Redemption and Consolidation of Ownership, proof of payment of CGT, DST, transfer taxes; required in the transfer of ownership of title and TD are none on file. The Bidder/Buyer shall secure certified copies with respective government agencies/offices such as Registry of Deeds, BIR, Assessor's Office and other agencies, if any, and to shoulder all cost and expenses related thereto. 43/Payment of Realty Tax could have been not updated 44/With pending Petition En Consulta before the LRA-Quezon City realtive to the Notice of Denial citing that RD-Nueva Vizcaya cannot proceed with the registration of the Sheriff's Final Deed of Sale 45/With deductible area for creek easement

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 **August 26 to September 7, 2023 until 5:00 p.m.**

PRE-BIDDING CONFERENCE:

1. The Pre-bid Conference will be held on **September 11, 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 **September 12-20 , 2023**.

3. Only bids that are successfully uploaded on or before the deadline shall be accepted. Failure to upload the bid until **September 20, 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 **September 22, 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
Mr. Noel S. Tibayan (Item No. 1)	NTIBAYAN@mail.landbank.com	(+63) 917-309-1216
Ms. Margarette R. Zamora (Item No. 4)	MZAMORA@mail.landbank.com	(+63) 928-267-2842
Ms. Deborah L. Banco (Item Nos. 2, 3)	DLUBIS@mail.landbank.com	(+63) 929-690-4779
Mr. Efren M. Patron (Item Nos. 20-25)	EPATRON@mail.landbank.com	(+63) 917-329-1546
Mr. Mark Ivan C. Confesor (Item Nos. 5-11) Ms. Sharmaine B. Castillo	MCONFESOR@mail.landbank.com SBCASTILLO@mail.landbank.com	(+63) 919-007-1028 (+63) 916-529-2256
Ms. Lenilyn S. Andaleon (Item Nos. 14-19)	LANDALEON@mail.landbank.com	(+63) 917-890-1442
Mr. Lester G. Muñoz (Item Nos. 12, 13)	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.