

INVITATION TO BID

AVAILABLE PROPERTIES

Bidding Date: November 10, 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	276	A residential land with improvement covered by TCT No. T-181792 ^{2/ 4/ 5/ 7/ 8/ 10/ 48/ 49/}	No.8 Salome Tan St. Executive Village Society, BF Homes-Phase 5, Brgy. BF Homes, Parañaque City	6,505,000.00
2	153	A residential land with improvement covered by TCT No. T-117476 ^{3/ 5/ 7/ 8/ 10/ 12/ 22/ 48/ 49/}	No. 23 Yokohama St. BF Homes IV, Brgy. BF International, Las Piñas City	4,148,000.00
3	55.27	A residential land with improvement covered by TCT No. 168755 ^{1/ 5/ 7/ 8/ 10/ 22/ 37/}	Interior of R. Papa Street, Brgy. 464, Zone 046, Sampaloc, Manila	3,028,000.00
4	729	Six (6) contiguous residential lots with improvements covered by TCT No. 001-2020002526, 001-2020002527, 001-2020002528, 001-2020002529, 001-2020002530, and 001-2020002531 ^{2/ 5/ 38/ 39/ 40/ 41/}	Lots 61, 10, 62, 12, 11, and 9, of Blk. 5, Park View Ave., Park View Heights, Brgy. Bagumbong, Caloocan City	27,650,000.00
5	118	A residential lot with improvement covered by TCT No. 057-2019030963 ^{5/ 12/ 22/}	Lot 5 Block 14, China St., Camella Barcelona Phase 4, Tanzang Luma, Imus, Cavite	2,509,000.00
6	229	A residential lot with improvement covered by TCT No. 057-2022072813 ^{2/ 5/ 10/ 17/ 22/}	Lot 585-B-3, Eugenio Villanueva Ave., Brgy. Toclong 2, Imus City, Cavite	2,411,000.00
7	50	A residential lot with improvement covered by TCT No. 057-2018026886 ^{5/ 12/ 17/ 22/}	Lot 31 Block 9, Queen St., Regency Executive Townhomes, Brgy, Sampaloc 2 Dasmariñas City, Cavite	824,000.00
8	50	A residential lot with improvement covered by TCT No. 057-2016019263 ^{5/ 10/ 12/ 17/ 22/}	Lot 17 Block 6, Road Lot 9, Kensington Ph. 12 Subdivision, Brgy. Navarro, Gen Trias City, Cavite	1,189,000.00
9	1356.00	Four (4) parcels of contiguous residential lots with improvements covered by TCT Nos. 076-2021003163, 076-2021003164, 076-2021003165 & 076-2021003166 ^{2/ 4/ 5/ 10/ 14/ 21/ 44/}	Lot 2 Along L. Salazar St. and Lots 3, 4 & 5 Unnamed Road, Bucal, Mendez, Cavite	17,381,000.00
10	179	A residential lot with improvement covered by TCT No. 170-2023000616 ^{5/ 10/ 21/ 22/ 42/}	Lot 30 Block 12, Scuba Drive, Phase 3B, Pacita Complex 1, Brgy. Halang, (San Francisco), Biñan Laguna	1,487,000.00
11	236	A residential lot covered by TCT No. 048-2020000082 ^{1/ 5/ 8/ 10/ 22/ 23/}	Santan Street, St. Cecilia Village, Brgy. Abar 1, San Jose City, Nueva Ecija	472,000.00

12	352	A residential lot covered by TCT No. (NT-231810) N-10000 ^{5/ 7/ 8/ 10/ 22/}	Brgy. Bunol, Guimba, Nueva Ecija	246,000.00
13	720	Three (3) parcels of residential land with improvements covered by TCT Nos. 046-2022003560 and 046-2022003561 ^{2/ 5/ 10/ 22/}	Along Martinez St., Olympia Village, Bantug Norte, Cabanatuan City	5,683,000.00
14	151	A residential land with improvement covered by TCT No. 039-2018001382 ^{3/ 5/ 7/ 8/ 10/ 22/}	Juniper St. Cor alley, Primavera Homes Villas 2, Brgy. Sabang, Baliuag, Bulacan	1,888,000.00
15	1,000	A commercial lot with improvement covered by TCT No. T-286909 ^{2/ 5/ 7/ 8/ 10/ 22/}	Along Matimbubong-Gracepark Road, Brgy. Matimbubong, San Ildefonso, Bulacan	9,419,000.00
16	127	A residential land identified as Lot No. 4 with improvements covered by TCT No. 026-2018003886 ^{2/ 5/ 22/ 46/}	Brgy. Anolid, Mangaldan, Pangasinan	1,491,000.00
17	95	A residential land identified as Lot No. 12 with improvement covered by TCT No. T-57131 ^{2/ 5/ 22/ 29/ 47/}	Brgy. Zone V (Poblacion), Rosales, Pangasinan	227,000.00
18	915	An agricultural land identified as Lot No. 2 covered by TCT No. TSC-27290 ^{1/ 5/ 8/ 45/}	Along Lino Barrera St., Centro West, Santiago City, Isabela	2,745,000.00
19	300	A commercial land identified as Lot 3076-B-1 with improvement covered by TCT No. (020-2014000218) 169-2019000141 ^{3/ 5/ 7/ 8/ 10/ 22/}	National Road, San Isidro Sur, Luna, Apayao	1,091,000.00
20	23,374	Two (2) contiguous parcels of commercial land with improvements and chattels covered by TCT Nos. 035-2022003758 and 035-2022003759 ^{2/ 4/ 5/ 8/ 10/ 30/ 50/}	San Mateo-Tuguegarao Road (National Road), Brgy. Daramuangan Norte, San Mateo, Isabela	160,513,000.00
21	240	A commercial land identified as Lot No. 1, Block 7 covered by TCT No. T-270018 ^{1/ 5/ 8/ 22/ 31/}	Along Santiago-Tuguegarao Road corner Brgy. Road, Brgy. Bantug, Roxas, Isabela	3,360,000.00
22	299	A residential land covered by TCT No. R-39850 ^{1/ 5/ 7/ 8/ 22/}	South Bend Road, Villa Grande Subdivision, Bgy. Cupang (Kawayan), Antipolo City	2,213,000.00
23	240	A residential lot with improvement covered by TCT No. T-620586 ^{5/ 10/ 12/ 14/ 22/ 34/ 35/}	Jose Yulo, Sr. St., Belarmino Subd., Brgy. VII, Calamba City, Laguna	2,925,000.00
24	500	A residential land covered by TCT No. 057-2017009435 ^{1/ 5/ 7/ 8/ 10/ 22/ 23/}	Lot 6, Blk. 1 , Kentucky St., Cityview Subdivision, Sitio Piela, Brgy. Sampaloc 3, Dasmariñas, Cavite	1,166,000.00
25	18,750	A residential land covered by TCT No. 090-2015003739 ^{1/ 5/ 8/ 10/ 22/}	Brgy. Tiwi, Barotac Nuevo, Iloilo	11,250,000.00
26	320	A residential land with improvement covered by TCT No. T-263999 ^{2/ 5/ 7/ 8/ 10/ 22/}	23 San Miguel St., Skyline Subdivision, Catalunan Grande, Davao City	2,290,000.00
27	699	A residential land with improvements covered by TCT No. T-68780 ^{2/ 5/ 7/ 8/ 10/ 22/ 36/}	Purok Lourdes, Carmelite Road, Buhangin District, Davao City	3,919,000.00
28	69,818.46	An agricultural lot covered by OCT No. CO-7063 ^{2/ 6/ 7/ 8/ 10/ 22/ 25/ 26/}	Interior of Brgy. Kitubod, Libungan, Cotabato	1,885,000.00
29	304	A commercial lot covered by TCT No. T-98162 ^{5/ 22/ 27/}	Garcia corner Dela Serna Streets, Lucilla Village, Brgy. Poblacion, Libungan, Cotabato	605,000.00
30	513	A residential land with improvements covered by TCT No. T-83464 ^{2/ 7/ 8/ 10/ 22/ 28/}	Along Brgy. Poblacion 8, Midsap, Cotabato	3,537,000.00

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 LANDBANK	8/
TD is not yet registered in the name of LANDBANK	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/ Improvement/s is/are undeclared/have no TD/s	19/ Titles are with annotation of Master Deed of Declaration of Restrictions	20/ No TD on file				
21/ No registered Homeowners' Association	22/ No legal case per Bank's records	23/ The property is not subject for discount and broker's commission/referrer's fee in case of failed Public Bidding					
24/ The subject lot is overgrown with tall grasses and shrubs	25/ Per tax map verification with the Municipal Assessor's Office of Libungan, the subject property was located on the Northwest part of Kitubod. The properties across the Maridagao-Malitubog River was already part of Carmen but were still registered under Brgy. Kitubod, Libungan, Cotabato	26/ With discrepancy on the lot area per tax declaration (50,000 sq.m.) versus lot area per technical description (69,818.46 sq.m.)	27/ Occupied by informal settlers	28/ The subject property was not bounded by a road per title. However, it was observed during inspection that it was bounded by an earth-paved subdivision road at the front portion along line 2-3 which was supposed to be Lot 4033-B-44 under the name of a private individual			
29/ The improvement/s is undeclared/has no TD	30/ A portion of Canopy and Perimeter Fence encroaching adjacent lot on the Northwestern portion of the subject lot. Hence, an approximate 300 sq.m. for the canopy and 100 100 m. perimeter length for the perimeter fence was deducted by PV-CID/FSSC for the area that encroached Lot 59.	31/ Based on the technical description appearing on the title and in correlation with the tax map at Roxas Municipal Assessor's Office - Tax Mapping Division, the Property is fronting Santiago-Tuguegarao Road (supposedly 60 meters wide). However, per ocular inspection, the front portion/boundary of the Property was erected with a commercial building.	32/ The building lacked proper maintenance evidenced by broken ceiling and it is estimated to be 80% complete	33/ Lot 3602-B-5 (TCT No. T-139012) is utilized as an access road (4 meters wide and 32 meters long – undeveloped)	34/ It was observed that a protruding window of the adjacent house with an approximate area of 1.5-sq.m encroached the Property	35/ It is approximately 12.8 kilometers East of the Valley Fault System: West Valley Fault	36/ Approximately 7.9km east of the Central Davao Fault System, New Carmen Fault
37/ The technical description of the property reflected in the title, when plotted, revealed an error in closure	38/ Electronic plotting of the technical description reflected in TCT No. 001-2018000281 revealed that said lot is open traverse	39/ The total floor area of the 3-storey and 2-storey buildings per TD are 495.86 sq.m. and TD 48 sq.m. while the actual measurement per AR are 699 sq.m. and 64 sq.m., respectively	40/ The Swimming Pool, Swimming Pool with Shed and Parking Area/Shed do not have TD and no record with assessor's office	41/ The homeowner's association in Park View Heights is not yet registered	42/ The improvement was found dilapidated and its relevant components have been removed, thus no longer uninhabitable	43/ With unpaid condominium dues	44/ No TD for the some of the improvements
45/ With Annotation on the title, re: Affidavit of Adverse Claim	46/ The total floor area of the residential building per TD is 128.20 sq.m. while 165 sq.m. per AR	47/ The property is an interior lot	48/ No Copy of Proof of Payment of Taxes on file	49/ No Copy of Affidavit of Non-Redemption & Consolidation on file	50/ Some improvements are undeclared/No TDs		

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@landbank.com or LBP-HOCAD@mail.landbank.com.
- Duly filled-out SFTP Registration Form shall be sent to lbphocad@landbank.com or LBP-HOCAD@mail.landbank.com from **October 13-24 2023 until 5:00 p.m.**

PRE-BIDDING CONFERENCE:

- The Pre-bid Conference will be held on **October 25, 2023**, via video conference (MS Teams application).
- Details and invitation link will be sent via email 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 **October 26 to November 8, 2023**.
- Only bids that are successfully uploaded on or before the deadline shall be accepted. Failure to upload the bid until **November 8, 2023 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/ Manager's Check issued by any commercial bank payable to Land Bank of the Philippines or signed Authority for Fund Transfer from LBP account.
- Opening of Bids will be on **November 10, 2023 at 9:30 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
- 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. Lenilyn S. Andaleon (Item No. 4)	LANDALEON@mail.landbank.com	(+63) 917-890-1442
Mr. Mark Ivan C. Confesor (Item Nos. 5-10)	MCONFESOR@mail.landbank.com	(+63) 919-007-1028
Ms. Sharmaine B. Castillo	SBCASTILLO@mail.landbank.com	(+63) 916-529-2256
Ms. Annjoey Rizzalyn P. Carlos (Item Nos. 28-30)	APCARLOS@mail.landbank.com	(+63) 969-348-7660
Ms. Deborah L. Banco (Item Nos. 11-15)	DLUBIS@mail.landbank.com	(+63) 929-690-4779
Mr. Jeffrey G. Zafra (Item Nos. 16-21)	JZAFRA@mail.landbank.com	(+63) 949-868-7827
Ms. Margarette R. Zamora (Item Nos. 22-24)	MZAMORA@mail.landbank.com	(+63) 928-267-2842
Mr. Noel S. Tibayan (Item Nos. 1-3 & 25-27)	NTIBAYAN@mail.landbank.com	(+63) 917-309-1216

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.