

INVITATION TO BID

AVAILABLE PROPERTIES

Bidding Date: 26 April 2024

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	350	Two (2) parcels of residential land with improvements covered by TCT Nos. 009-2022007564 & 009-2022007565 ^{3/ 5/ 22/}	No. 28 along F. Josef St. corner Alley, Araneta Subd., Brgy. Concepcion I, Marikina City	8,767,000.00
2	80	A residential lot with improvement covered by TCT No. 001-2017004874 ^{3/ 5/ 22/}	Lot 30, Blk 4, Masserati cor Audi, Airos Subdivision, Brgy. 178 Caloocan City	2,262,000.00
3	34.36	A residential condominium unit covered by CCT No. 006-2016000005 ^{3/ 7/ 8/ 10/ 22/}	Unit 426, 4th Floor, Osmeña Highway, Brgy. Bangkal Makati City	1,491,000.00
4	65	A residential lot with improvement (Townhouse) covered by TCT No. 009-2021001903 ^{3/ 5/ 17/ 21/}	Lot 12-B, (Unit No. 8) West Drive Townhomes, West Drive, Marikina Heights, Marikina City	5,189,000.00
5	120	A residential lot with improvement covered by TCT No. 057-2015047141 ^{2/ 5/ 7/ 8/ 10/ 17/ 22/}	Lot 7 Blk 5, Road Lot 5, Treelane 3 Subd., Brgy. Bayan Luma, Imus City, Cavite	2,290,000.00
6	44	A residential lot with improvement covered by TCT No. 057-2011001521 ^{2/ 5/ 7/ 8/ 10/ 17/ 22/}	Lot 27 Blk 2, Road Lot 2, Lessandra Subd., Brgy. Buhayna Tubig, Imus City, Cavite	1,728,000.00
7	3,400	Five (5) parcels of residential land with improvements covered by TCT Nos. 039-2021010095 to 039-2021010099 ^{2/ 5/ 22/ 38/ 39/ 40/ 42/}	Along Sumapa-Ligas Road and Road Lot 3989-A-18, Brgy. Bungahan, City of Malolos, Bulacan	12,444,000.00
8	154,500	An agricultural lot (fish pond) technically identified as Plan Psu-28545 covered by TCT No. 585454-R ^{7/ 8/ 10/ 22/ 28/ 29/ 30/}	Brgy. Pamugsuc (per title) now Brgy. Bancal Pugad, Mexico, Pampanga	13,905,000.00
9	1,333	A residential land identified as Lot No. 3831-D with improvements covered by TCT No. 032-2017000439 ^{5/ 7/ 8/ 10/ 22/ 36/}	Along concrete paved road, Pengue-Ruyu, Tuguegarao City, Cagayan	25,544,000.00
10	1,000	A residential land with improvement covered by TCT No. 034-2017000018 ^{3/ 5/ 7/ 8/ 10/ 22/}	Along concrete paved Municipal Road in Mabuttal East, Ballesteros, Cagayan	1,051,000.00
11	761	A residential land covered by TCT No. 034-2011000088 ^{1/ 5/ 7/ 8/ 10/ 22/}	Along concrete paved Barangay Road in Mabuttal East, Ballesteros, Cagayan	578,000.00
12	6,825	An agricultural land covered by TCT No. 034-2014000004 ^{1/ 5/ 7/ 8/ 10/ 14/ 22/}	Along corner of earth paved and concrete road in Mabuttal East, Ballesteros, Cagayan	580,000.00
13	49,561	An agricultural land identified as Lot No. 36 covered by TCT No. 036-2017001896 ^{1/ 6/ 22/ 23/}	Tadji, Kasibu, Nueva Vizcaya	659,000.00
14	8,216	An industrial land identified as Lot No. 1-B-2 with improvements and chattels covered by TCT No. T-383698 ^{2/ 5/ 7/ 8/ 10/ 14/ 22/}	Along corners of Rio Rita and Don Lazaro Streets in Brgy. Sta. Rita, Aurora, Isabela	64,407,000.00
15	42,452	An agricultural land covered by TCT No. T-53776 ^{2/ 5/ 7/ 8/ 10/ 14/ 37/}	Along National Road, Rizaluna, Alicia, Isabela	5,519,000.00
16	20,446	Three (3) contiguous parcels of agricultural land with improvement covered by TCT Nos. 034486, 034487, and 034488 ^{2/ 5/ 7/ 8/ 10/ 37/}	Along Barrio Road, Rizaluna, Alicia, Isabela	2,839,000.00
17	319	A residential lot covered by TCT No. T-8754 ^{1/ 22/ 32/ 33/}	Brgy. Caminawit, San Jose, Occidental Mindoro	70,000.00
18	295	A residential land with improvement covered by TCT No. 095-2015000153 ^{2/ 6/ 8/ 22/}	Access Road, Brgy. Sto. Rosario, Iloilo City	3,334,000.00
19	300	A residential land with improvements covered by TCT No. T-89136 ^{2/ 5/ 22/}	Along the concrete paved road lot 4, Purok 7, Barangay Katangawan, General Santos City	936,000.00
20	478	A residential land with improvement covered by TCT No. 152-2023000617 ^{2/ 8/ 22/ 31/}	Along concrete paved road, L. Oliveros Subdivision, Brgy. Lanao, Kidapawan City	1,121,000.00
21	940	A residential land covered by TCT No. T-103208 ^{2/ 5/ 22/}	Along concrete road, Poblacion, M'lang, Cotabato	881,000.00
22	1,348	A residential land covered by TCT No. 147-2022000294 ^{1/ 5/ 22/ 34/ 35/}	Unnamed road, Barangay San Isidro, General Santos City, South Cotabato	2,966,000.00

CONDOMINIUM UNITS AND PARKING SLOTS

Item No.	AREA (sq.m.)	PROPERTY DESCRIPTION	LOCATION	Minimum Bid Price
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23	64.50	A residential condominium unit and parking slot (12.50 sq.m.) covered by CCT Nos. 008-2016001040 & 008-201603883 ^{1/ 7/ 8/ 10/ 22/}	Unit 1510 15th floor, Hibiscus Bldg. and Parking Slot No. 491 GF Iris-Hibiscus Podium Parking Tivoli Garden Residences Brgy. Hulo, Mandaluyong City	7,362,000.00
24	69.50	A residential condominium unit with Balcony and Drying Area covered by CCT Nos. 005-2014000816 & 005-2014000807 ^{3/ 19/ 22/}	Unit Nos. 108, Ground Floor and Roof Deck, Lanai Bldg., Ohana Place Residences, Alabang – Zapote Road, Brgy. Almanza Uno, Las Piñas City	5,094,000.00
25	54	A residential condominium unit with Balcony, and Drying Area covered by CCT Nos. 005-2016000947 & 005-2016000935 ^{3/ 19/ 22/}	Unit No. 304, Third Floor and Roof Deck, Hanalei Bldg., Ohana Place Residences, Alabang – Zapote Road, Brgy. Almanza Uno, Las Piñas City	4,033,000.00
26	50	A one (1) bedroom residential condominium unit including furniture, fixtures & equipments covered by CCT No. (4827) 006-2022013559 ^{3/ 19/}	Unit 1501, 15th Flr., Traveller ' s Inn Condominium, Makati Ave. Cor. Tigris St., Poblacion, Makati City	5,284,000.00
27	49	A one (1) bedroom residential condominium unit including furniture, fixtures & equipments covered by CCT No. (4828) 006-2022013560 ^{3/ 19/ 41/}	Unit 1502, 15th Flr., Traveller ' s Inn Condominium, Makati Ave. Cor. Tigris St., Poblacion, Makati City	5,174,000.00
28	48	A one (1) bedroom residential condominium unit including furniture, fixtures & equipments covered by CCT No. (4829) 006-2022013561 ^{3/ 19/}	Unit 1503, 15th Flr., Traveller ' s Inn Condominium, Makati Ave. Cor. Tigris St., Poblacion, Makati City	5,072,000.00
29	48	A one (1) bedroom residential condominium unit including furniture, fixtures & equipments covered by CCT No. (4830) 006-2022013562 ^{3/ 19/}	Unit 1504, 15th Flr., Traveller ' s Inn Condominium, Makati Ave. Cor. Tigris St., Poblacion, Makati City	5,070,000.00
30	48	A one (1) bedroom residential condominium unit including furniture, fixtures & equipments covered by CCT No. (4831) 006-2022013563 ^{3/ 19/}	Unit 1505, 15th Flr., Traveller ' s Inn Condominium, Makati Ave. Cor. Tigris St., Poblacion, Makati City	5,072,000.00
31	48	A one (1) bedroom residential condominium unit including furniture, fixtures & equipments covered by CCT No. (4996) 006-2022013564 ^{3/ 19/}	Unit 1506, 15th Flr., Traveller ' s Inn Condominium, Makati Ave. Cor. Tigris St., Poblacion, Makati City	5,072,000.00

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/ Occupied by informal settlers 19/ Titles are with annotation of Master Deed of Declaration of Restrictions 20/ With unpaid condominium dues 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/ No TD on file 25/ The improvement/s is/are undeclared/has no TD 26/ Some improvement/s is/are undeclared/has No TD 27/ The Property is untitled 28/ Subject property is accessible via boat ride from Orani, Bataan fish port/"pantalan" where boats plying the area, boats for rent are available. 29/ Subject property was already part of the river 30/ Computerized lot plotting based on the technical description on title resulted to an error of closure 31/ Per title's technical description, the subject property has no road boundary. Per tax map and actual inspection, it is bounded by a concrete paved road on the west 32/ The Property has no road frontage, being technically landlocked. Per ocular inspection, it was accessible from Brgy. Road then passing through an access road, which then leads to the southwest portion of the property 33/ Reportedly prone to flood during high tide 34/ Based on title, the property is within the Barrio of Lagao; however, it is now part of Barangay San Isidro. 35/ A discrepancy was noted on the lot area between the tax declaration (1,344 sq.m.) and the title (1,348 sq.m.) 36/ Unoccupied and under the wardship of the DBPSC security guards 37/ The Properties are exempted from all national, provincial, municipal, and city taxes pursuant to Section 7 of PD No. 85 that created the ARF 38/ With discrepancies on Lot boundaries 39/ TCT No. 039-2021010095 bears annotations regarding the discrepancy in the technical description 40/ Portion of Bakery Building erected on adjacent Lot 3989-A-17-A encroached the Lot 3989-A-17-B of about 20 sqm. 41/ The floor area per title is 49 sqm. while per TD is 48 sqm. 42/ Floor area of the Garments Factory per TD differs from actual measurement

REGISTRATION:

- Prospective Bidders are required to fill out the LBP - Secure File Transfer Platform (LBP-SFTP) User Registration Form by scanning the QR code below or using the URL: <https://forms.office.com/r/xhTqyAT4F1> from **March 25 to April 8, 2024** until 5:00 p.m.



PRE-BIDDING CONFERENCE:

- The Pre-bid Conference will be held on **April 10, 2024**, 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:

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 Platform 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 **April 11-24, 2024**.
3. Only bids that are successfully uploaded on or before the deadline shall be accepted. Failure to upload the bid until **April 24, 2024 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 **April 26, 2024 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 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.
4. 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 Nos. 1, 18)	NTIBAYAN@landbank.com	(+63) 917-309-1216
Mr. Karlo D. Tresvalles (Item Nos. 2, 3, 23)	KDTRESVALLES@landbank.com	(+63) 917-890-1442
Ms. Jacqueline D. Yecyec	JDYECYEC@landbank.com	(+63) 920-945-1064
Mr. Mark Ivan C. Confesor (Item Nos. 4-6, 24, 25)	MCCONFESOR@landbank.com	(+63) 919-007-1028
Ms. Sharmaine B. Castillo	SBCASTILLO@landbank.com	(+63) 916-529-2256
Ms. Deborah Banco (Item nos. 7, 8)	DLUBIS@mail.landbank.com	(+63) 929-690-4779
Mr. Jeffrey G. Zafra (Item Nos.9-16)	JGZAFRA@landbank.com	(+63) 949-868-7827
Ms. Margarette R. Zamora (Item No. 17)	MZAMORA@mail.landbank.com	(+63) 928-267-2842
Ms. Annjoey Rizzalyn P. Carlos (Item Nos. 19-22)	APCARLOS@landbank.com	(+63) 969-348-7660
Mr. Lester G. Muñoz (Item Nos. 26-31)	LGMUNEZ@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.