

INVITATION TO BID

AVAILABLE PROPERTIES

Bidding Date: 24 January 2025

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

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ITEM NO.	AREA (sq.m.)	PROPERTY DESCRIPTION	LOCATION	MINIMUM BID PRICE (Php)
1	998.40	A residential land with improvements covered by TCT No. 004-2024005554 ^{2/ 4/ 5/ 10/ 43/}	Along Kitanlad St. Brgy. Doña Josefa, Quezon City	94,771,000.00
2	59.50	One (1) unit of residential condominium unit with parking space covered by CCT Nos. 164-2024006605 and 164-2024006604 ^{3/ 8/ 10/ 22/}	Tower 2, Morgan Suites Executive Residences Condominium, Mckinley Hill Village, Brgy. Pinagsama, Taguig City	8,321,000.00
3	269	A residential land with improvements covered by TCT No. 043-2023006082 ^{2/ 5/ 8/ 10/ 22/ 36/}	Along concrete-paved Provincial Road, Poblacion Sur, San Clemente, Tarlac	2,139,000.00
4	156	A residential land with improvements covered by TCT No. 396681 ^{2/ 5/ 22/}	Fairlane Subdivision, San Vicente, Tarlac City	665,000.00
5	251	A residential land with improvements covered by TCT No. 396684 ^{2/ 5/ 22/}	Fairlane Subdivision, San Vicente, Tarlac City	1,110,000.00
6	143	An agricultural land identified as Lot No. 12885 covered by TD No. 20-020-00850 (previously TD No. 08-020-00843) ^{2/ 6/ 22/ 42/}	Brgy. Puzol, Pinili, Ilocos Norte	16,000.00
7	400	A residential lot covered by TCT No. 060-2022007794 ^{1/ 6/ 8/ 22/ 59/}	Brgy. San Antonio, San Pedro City, Laguna	800,000.00
8	386	Two (2) contiguous commercial lots covered by TCT Nos. T-91705 & T-91706 ^{18/ 22/ 60/}	Lot Nos. 7626-B-2 B-1 & Lot 7626 B-2 B-2, Interior of Borromeo St., Pahina Central, Cebu City	7,411,000.00
9	10,000	A residential lot covered by TCT No. 090-2019009644 ^{5/ 18/ 22/}	Lot 160-B, Along JC Zulueta St., Brgy. Poblacion South, Municipality of Oton, Iloilo Province	38,100,000.00
10	80	A residential lot with improvement covered by TCT No. 095-2018002035 ^{5/ 10/ 12/ 15/ 22/}	Lot 1, Along Road Lot 5, Garcia Royal Residence, Brgy. Sta. Cruz, Arevalo, Iloilo City	1,504,000.00
11	525	A residential lot with improvement covered by TCT No. T-133789 ^{2/ 5/ 22/}	Lot 1901-E-38, Along 3rd St., Juntado Subdivision, Brgy. Calumpang, District of Molo, Iloilo City	3,399,000.00
12	360	Two (2) parcels of residential land with improvements covered by TCT Nos. T-235310 & T-235311 ^{2/ 5/ 22/ 43/ 61/}	Brgy. Capuling, Dueñas, Iloilo	1,214,000.00
13	6,057	A parcel of mixed commercial (4,057-sq.m.) and residential (2,000-sq.m.) land with improvement covered by TCT No. 115-2023008388 ^{3/ 5/ 22/ 26/}	Alongside La Paz – Javier – Bito Rd., boundary of Brgys. Inayupan and Picas Norte, Javier, Leyte	5,640,000.00
14	78,251	An agricultural land covered by TCT No. T-124482 ^{2/ 5/ 22/ 49/}	Sitio Imbariz, Malinao, Kalilangan, Bukidnon	1,956,000.00
15	129,580	An agricultural land covered by TCT No. T-124481 ^{2/ 5/ 22/ 50/ 51/}	Sitio Imbariz, Malinao, Kalilangan, Bukidnon	3,240,000.00
16	65,208	An agricultural land covered by TCT No. T-124480-B ^{2/ 14/ 22/ 49/ 52/}	Purok 6, Malinao, Kalilangan, Bukidnon	1,695,000.00

17	72,383	An agricultural land covered by TCT No. T-124483 <i>2/ 22/ 49/ 52/</i>	Sitio Imbariz, Malinao, Kalilangan, Bukidnon	1,665,000.00
18	87,875	An agricultural land covered by TCT No. T-120503 <i>2/ 5/ 14/ 22/ 53/ 54/</i>	Kinura, Kalilangan, Bukidnon	4,482,000.00
19	42,834	An agricultural land covered by TCT No. T-120502 <i>2/ 5/ 22/ 55/</i>	Lampanusan, Kalilangan, Bukidnon	2,142,000.00
20	67,331	An agricultural land covered by TCT No. T-120500 <i>2/ 6/ 22/ 56/</i>	Bangbang, Kalilangan, Bukidnon	3,232,000.00
21	45,800	An agricultural land covered by OCT No. F-21366 <i>2/ 5/ 7/ 8/ 10/ 22/ 47/ 48/</i>	Brgy. San Antonio, Nueva Valencia, Guimaras	1,695,000.00
22	22,475	A parcel of mixed residential (200-sq.m.) and agricultural (22,275-sq.m.) land covered by OCT No. F-9791 <i>1/ 5/ 7/ 8/ 47/</i>	Brgy. Calaya, Nueva Valencia, Guimaras	854,000.00
23	24,092	An agricultural lang covered by TCT No. T-81995 <i>2/ 5/ 22/ 45/</i>	Brgy. San Isidro, Kitaotao, Bukidnon	915,000.00
24	24,092	An agricultural lang covered by TCT No. T-81996 <i>2/ 5/ 14/ 22/ 46/</i>	Brgy. San Isidro, Kitaotao, Bukidnon	915,000.00
25	644	A residential land with improvement covered by TCT No. T-9,501 <i>2/ 5/ 7/ 8/ 10/ 22/ 25/ 44/</i>	Purok Bonifacio, Balongating, Guipos, Zamboanga del Sur	348,000.00
26	20,260	An agricultural land with improvement covered by TCT No. T-32,659 <i>2/ 6/ 7/ 8/ 10/ 22/ 25/ 44/</i>	Purok 2, Baguitan, Guipos, Zamboanga del Sur	726,000.00
27	18,231	An agricultural land covered by TCT No. P-41,888 <i>2/ 6/ 7/ 8/ 10/ 22/ 44/</i>	Purok 2, Baguitan, Guipos, Zamboanga del Sur	602,000.00
28	527	A residential land covered by TCT No. T-161178 <i>2/ 4/ 6/ 8/ 10/ 39/</i>	Along J.R. Borja Extension Road, Barangay Lapasan, Cagayan de Oro City, Misamis Oriental	7,947,000.00
29	1,596	Four (4) contiguous parcels of residential land covered by TCT Nos. T-42721, T-42722, T-42723, & T-42724 <i>1/ 5/ 22/</i>	Along undeveloped road, Brgy. Bagua 1 (Lugay-lugay), Cotabato City	670,000.00
30	400	A residential land covered by TCT No. T-42719 <i>2/ 22/ 57/</i>	Along road, Brgy. Rosary Heights 11, Cotabato City	512,000.00
31	797	Two (2) contiguous parcels of residential land with improvement covered by TCT Nos. T-42716 & T-42717 <i>2/ 5/ 10/ 22/ 58/</i>	Along road, Notre Dame Avenue, Brgy. Poblacion 4, Cotabato City	9,767,000.00
32	825	Two (2) parcels of residential lot with improvements covered by TCT Nos. T-42130 & T-42131 <i>2/ 5/ 22/</i>	Ramon Rabago Sr. Avenue corner Soledad Sousa St., Rosary Heights MB, Cotabato City	16,525,000.00
33	235	A residential land with improvement covered by TCT No. T-16524 <i>2/ 5/ 7/ 8/ 10/ 22/ 40/</i>	No. 20 Don Cesar St., Vilo Subdivision, Poblacion 4, Cotabato City	1,384,000.00
34	64,789	Two (2) parcels of contiguous agricultural lots covered by TCT Nos. T-00985 & T-00988 <i>2/ 6/ 7/ 8/ 10/ 22/ 33/ 37/</i>	Along an interior lot at Purok 4, Brgy. Limulan, Kalamansig, Sultan Kudarat	1,127,000.00
35	35,627	An agriclututal lot covered by TCT No. T-01032 <i>2/ 6/ 7/ 8/ 10/ 22/ 37/ 38/</i>	Along an interior lot at Brgy. Obial, Kalamansig, Sultan Kudarat	623,000.00
36	299	A commercial land with improvement covered by TCT No. 153-2023002630 <i>1/ 5/ 8/ 22/</i>	Along Municipal road, Brgy. Poblacion, Bagumbayan, Sultan Kudarat	330,000.00
37	1,798	A residential lot covered by TCT No. 153-2023002629 <i>2/ 5/ 8/ 41/ 62/</i>	Along undeveloped road, Brgy. Kapaya, Bagumbayan, Sultan Kudarat	113,000.00
38	657	A residential lot covered by TCT No. 153-2023002627 <i>2/ 5/ 8/ 41/ 62/</i>	Along undeveloped road, Brgy. Kapaya, Bagumbayan, Sultan Kudarat	41,000.00
39	1,631	A residential lot covered by TCT No. 153-2023002628 <i>2/ 5/ 8/ 41/ 62/</i>	Along undeveloped road, Brgy. Kapaya, Bagumbayan, Sultan Kudarat	103,000.00
40	2,238	A residential lot with improvement covered by TCT No. 152-2023000320 <i>1/ 5/ 8/ 22/</i>	Lot 26-I-1 along Homestead Road, Purok 6, Brgy. Balindog. Kidapawan City	3,381,000.00

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 dilapidated improvement/s 10/ With annotation/s and/or encumbrance/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 TDs 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/ The Property is under the LBP - Security Service of Security Department 29/ With dilapidated structures 30/ Should the title is included among the burnt titles in the RD of Isabela, the Buyer shall be responsible for the processing of its reconstitution & bear all costs & expenses related thereto. 31/ A copy of DAR Clearance / Certificate of No Coverage on file/ No issued Certificate of No Coverage from DAR 32/ Traversed by road 33/ Traverse by a creek 34/ No copy of proof of payment on file regarding CGT & DST 35/ With peace and order condition 36/ Discrepancy in the technical description appearing on the title 37/ Sporadically planted with coconut trees and other crops 38/ A dried creek traversed the property. 39/ It was also observed that one of the lot's corners (Corner Pt. 3) at the southeast portion of the lot was traversed by J.R. Borja Extension Road. 40/ Discrepancy on Survey No. per Title (Psd-12-0011888) and per TD No. (Psd-12-001838) 41/ Classified as residential; however, the lots were located in an area zoned as agricultural per LGU's Comprehensive Land Use Plan and the lots are utilized as rice paddies 42/ It was observed that the Property is located within the right of way or easement of the National Grid Corporation of the Philippines (NGCP) 43/ No TD on file for the perimeter fence 44/ There is a discrepancy on the location stated in the Title vis-à-vis TD 45/ Planted with coconut 46/ Traversed by a barangay road by 5-meter 47/ Planted to various fruit trees such as mango, coconut, bananas and mahogany 48/ There is a discrepancy in the location stated in the AR (Brgy. San Antonio) vis-à-vis Title and TD (Brgy. Calaya) 49/ Planted with sugarcane 50/ Planted with sugarcane, cassava and corn 51/ Bounded by Ulayan River by 16,484.20-sq.m 52/ No documented Road-Right-of-Way per verification with the Assessor's Office, however, per actual inspection, the property is observed to be accessible thru an earth-paved farm road 53/ Planted with corn 54/ Traversed by a 5-meter wide earth-paved road connected to a concrete public bridge leading to Bukidnon-Wao Road 55/ Planted with sugarcane and palay 56/ Planted with cassava and sugarcane 57/ Road-Right-Of-Way was not legally provided in the title and access to the subject Property was through the adjacent vacant private lot 58/ Per electronic plotting using Sam's Plotter, contiguous lot plotting of the two (2) parcel of lots based on its title's technical description resulted to disjointed lots 59/ It is accessible from Victoria Avenue, passing through Diamond Park Victoria Homes Subdivision and taking by foot from stretch of road trace near Christina Homes Subdivision gate that leads to the Property. 60/ Per technical description both properties are landlocked and accessible only by a pathway from Borromeo Street created by the resident/occupants in the area about 35 meters away from nearest public road (Borromeo St.) 61/ Electronic plotting of technical description of TCT No. T-235310 revealed error of closure 62/ With Claimant

REGISTRATION:

1. 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/D654rMFAzY> from **December 19, 2024 to January 10, 2025** until 5:00 p.m.



2. Only the name appearing in the registration form, or his/her authorized representative shall be recognized and allowed to participate in the bidding.

PRE-BIDDING CONFERENCE:

1. The Pre-bid Conference will be held on **January 13, 2025**, 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
2. Submission/uploading of bids will be from **January 14 to 22, 2025**.
3. Only bids that are successfully uploaded on or before the deadline shall be accepted. Failure to upload the bid until **January 22, 2025 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 **January 24, 2025 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, 2, 12-27)	NTIBAYAN@landbank.com	(+63) 917-309-1216
Ms. Deborah Banco (Item nos. 3-5)	DLUBIS@mail.landbank.com	(+63) 929-690-4779
Mr. Rene M. Babera (Item No. 40)	RENEBARERA@gmail.com	(+63) 919-363-3878
Mr. Lester G. Muñoz	LGMUNEZ@landbank.com	(+63) 926-980-5677
Mr. Mark Ivan C. Confesor (Item Nos. 8-11)	MCCONFESOR@landbank.com	(+63) 919-007-1028
Ms. Sharmaine B. Castillo	SBCASTILLO@landbank.com	(+63) 916-529-2256
Mr. Jeffrey G. Zafra (Item No. 6)	JZAFRA@landbank.com	(+63) 949-868-7827
Ms. Carriza Mae C. Rivera	CRIVERA@landbank.com	(+63) 908-811-6007
Mr. Efren M. Patron (Item Nos. 7, 28-39)	EPATRON@landbank.com	(+63) 917-329-1546

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.