



THE LUTHERAN CHURCH IN THE PHILIPPINES

THE LUTHERAN BUILDING 4461 OLD STA. MESA, MANILA  
TEL. 716-0031



## INVITATION TO BID FOR THE SALE OF REAL PROPERTY

The Lutheran Church in the Philippines-Board of Directors (LCP-BD), through its South Luzon District - Bids and Awards Committee (SLD-BAC), is accepting sealed bids for the sale of its Real Property in Lucena City (the "Property"). The Property is commonly known as the **Christ Lutheran Church, Lutheran Compound, with address at New Manila Road, Barangay Ilayang Iyam, Lucena City** consisting of approximately 2,000 square meters of land, which is part of the TCT-11214 as more particularly described and depicted in the Transfer Certificate of Title.

The minimum Bid Price for the Property is set at PESOS: **THIRTY Million (Php 30,000,000.00)**, net of tax. The winning bidder shall be responsible for the payment of transfer tax, registration fees, documentary stamp tax and other expenses incidental to the Sale of the Property with the appropriate government agencies and transfer of Titles from LCP's name to the name of the Winning Bidder. The capital gains tax shall be to the account of LCP as the seller.

LCP is disposing the 2,000 Square Meter Lot on an "As-is, Where is" basis via cash-sale mode. The Winning Bidder shall remit to LCP the full payment for the property, upon signing of the Deed of Sale which shall be within 30 calendar days upon the issuance of Notice of Award (NOA). LCP shall convey to the Winning Bidder the Original Owner's Duplicate copy of the Transfer Certificate of Title (TCT) and Tax Declaration upon full payment of the Bid/Auction Price and signing of the Deed of Sale.

Interested bidders may secure the Bid Documents for the subject Bidding starting on August 19, 2019 from the Lutheran Center Building, 4461 Old Sta. Mesa, Manila. The Bid Documents can be obtained by request from the LCP Business Office at (02) 716-0031.

A Bid Security equivalent to 10% of the offer, in the form of a Cashier's Check or a Manager's Check payable to LCP, shall be required from all prospective bidders. The Bid Security shall be converted as performance bond and shall form part of the Purchase Price, which the winning bidder shall pay to LCP. The Bid/Auction Security of all other Bidders shall be returned without interest, upon signing of the Deed of Sale between LCP and the winning bidder.

A Pre-Bid Conference will be conducted at the Lutheran Center, 4461 Old Sta. Mesa St., Manila on September 5, 2019 at 10:00AM, which shall be open to all interested bidders. The **deadline** for the submission of Documentary Requirements and Bid Proposals shall be on **September 13, 2019 at 10:00 AM** at the Lutheran Center Building, 4461 Old Sta. Mesa St., Manila. At 10:01AM on September 13, 2019, the Bids will be opened.

By submitting a bid, each bidder agrees to waive and does hereby waive any claim the bidder has or may have against the Lutheran Church in the Philippines, its Board of Directors, Officers, employees, and members of the SLD-BAC for the award of damages or attorney fees, arising out of or in connection with their participation in this Bidding Process.

Engineer Baldomero N. Guisala  
Chairman, South Luzon District Bids and Awards Committee

August 15, 2019