

SELECTED TRANSACTION • ACQUIRED 2023

UMPUCAN, SAN ILDEFONSO, BULACAN

LAND CONSOLIDATION & ACQUISITION CASE STUDY



413,173 SQM

41.3173 HA

~370 METERS

2023

TOTAL LAND AREA

LANDHOLDING

ROAD FRONTAGE

ACQUISITION YEAR

EXECUTIVE OVERVIEW

A 413,173-square-meter landholding in Brgy. Umpukan, San Ildefonso, Bulacan, acquired in 2023 by Mr. Sebastian Chua, identified by the project lead as the owner of Starpaper Corp. This case study documents Jose Cabuhat Publico Jr.'s hands-on role in consolidating the property, coordinating directly with owners and sellers, organizing acquisition documents, and processing title transfers for the client.

ACQUISITION SNAPSHOT

AVERAGE ACQUISITION RATE

₱700.00 per sqm

CALCULATED ACQUISITION VALUE

₱289,221,100

Calculated from 413,173 sqm × the confirmed average rate of ₱700/sqm. Historical acquisition basis; not a current asking price or appraisal.

PROJECT EXECUTION & RESPONSIBILITIES

FIELD COORDINATION • DOCUMENTATION • TITLE TRANSFERS



PERSONAL ROLE IN THE ACQUISITION

“I consolidated this property for my client, dealt directly with the owners and sellers, organized their documentation, and handled the title-transfer process. My involvement continues through the title reconstitution work affecting selected parcels.”

WORKSTREAM	SCOPE OF INVOLVEMENT
Property consolidation	Brought the component properties together for the client’s 2023 acquisition.
Owner and seller coordination	Personally conducted discussions with the owners and sellers and coordinated their participation in the transaction.
Acquisition documentation	Organized and coordinated the owners’ and sellers’ documents needed for the acquisition and transfer process.
Title transfer processing	Handled title transfers to the client, as reported by the project lead. Reconstitution work on selected titles remains ongoing.

CONTINUING TITLE WORK

ADMINISTRATIVE RECONSTITUTION	JUDICIAL RECONSTITUTION
3 titles • In progress	2 titles • In progress

The acquisition milestone is presented separately from the five ongoing title reconstitution matters. This case study does not represent those proceedings as completed or every title issue as resolved.

LOCATION & REGIONAL CONNECTIVITY

BRGY. UMPUCAN • SAN ILDEFONSO • BULACAN



REPORTED DISTANCES FROM THE PROPERTY

ROAD OR DESTINATION	APPROXIMATE DISTANCE
Bypass Road Extension	4.1 kilometers
Plaridel Bypass Road	10 kilometers
Ayala Land Crossroads	28 kilometers
North Luzon Expressway (NLEX)	33 kilometers
Balintawak	58 kilometers

Distances are supplied by the project lead. Exact routes, access points and travel times have not been independently verified. The map is reproduced as supplied.

AGRICULTURAL & INDUSTRIAL CONTEXT

The Provincial Government of Bulacan identifies agriculture and manufacturing among San Ildefonso's major industries. Ayala Land describes Crossroads as an 83-hectare mixed-use estate in Plaridel along the Plaridel Bypass Road. These provide regional context for the property's agricultural use and potential industrial evaluation.

Agricultural or industrial development is the project lead's proposed use. Industrial suitability remains subject to confirmation of zoning, land-use permissions, access, utilities and site conditions; no conversion or development approval is asserted here.

Sources: Provincial Government of Bulacan, "San Ildefonso," bulacan.gov.ph/cities-and-municipalities/san-ildefonso/; Ayala Land Estates, "Ayala Land strengthens the Northern Corridor through connected, future-ready estates," 28 Nov 2025, ayalalandestates.com.ph/in-the-media/ayala-land-strengthens-the-northern-corridor-through-connected-future-ready-estates. Accessed 23 Oct 2026.

ROAD FRONTAGE & PROPERTY VIEWS

AERIAL DOCUMENTATION • PROVIDED PROJECT IMAGES



Road-facing aerial image with the supplied annotation identifying approximately 370 meters of frontage.



Right-side aerial view showing the cultivated landscape and surrounding land uses.

SITE CHARACTER

The supplied imagery shows a broad agricultural landscape with cultivated plots, vegetation and road-facing access. The reported frontage and land area provide useful starting points for site planning; exact boundaries and usable access dimensions require the relevant survey records.

ADDITIONAL AERIAL PERSPECTIVES

LEFT & REAR VIEWS OF THE CONSOLIDATED LANDHOLDING



Left-side aerial view of the property and surrounding agricultural landscape.



Rear aerial view showing additional site context and vegetation.

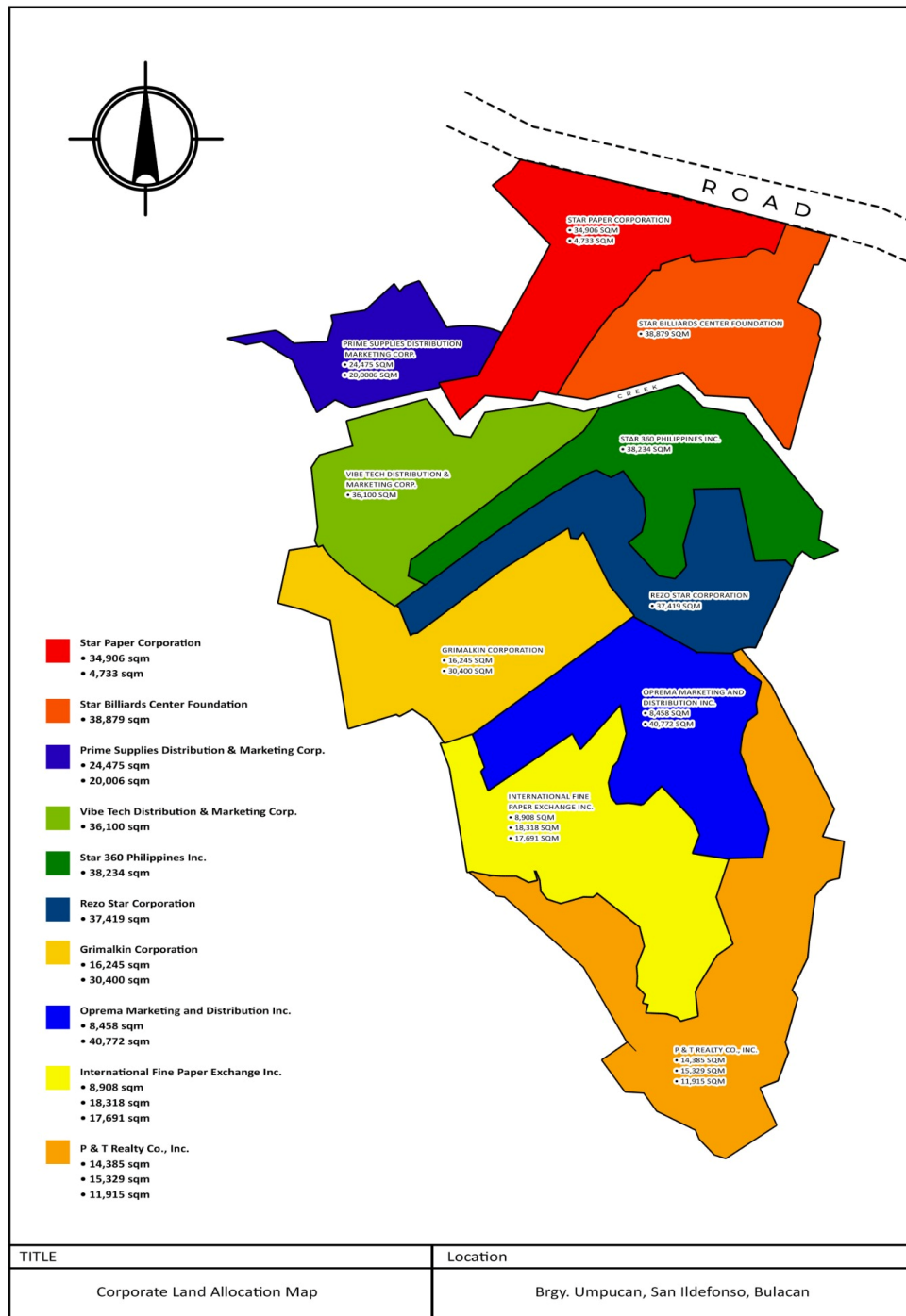
PORTFOLIO RELEVANCE

This assignment illustrates practical experience in assembling a large landholding across multiple owners and sellers, coordinating the documentation needed for acquisition, and continuing the work through title-related follow-up. The emphasis is on direct field involvement and sustained transaction coordination.

CORPORATE LAND ALLOCATION MAP

COMPONENT PARCELS & CORPORATE ALLOCATION

The original allocation map is reproduced below to preserve its parcel colors, corporate labels, legend and road reference. It illustrates the component structure of the consolidated property.



Source: supplied Corporate Land Allocation Map. Allocations and parcel areas are reproduced as shown; the map is not independently certified here as a cadastral survey or proof of current registered ownership.

Project information, acquisition details and work status are based on the account supplied by Jose Cabuhat Publico Jr. All eight submitted images are included in this portfolio case study.