

TUESDAY, JANUARY 26, 2010

# Boracay Mansion auctioned off today

## Sale of Erap property to proceed despite QC government's objections

By Edson C. Tandoc Jr.

DESPITE THE OBJECTION OF THE QUEZON City government, the Sandiganbayan will auction off today the P142.9 million "Boracay Mansion" it had earlier declared to be part of former President Joseph Estrada's ill-gotten wealth.

Chief Sheriff Edgardo Urieta yesterday told the INQUIRER that the long-delayed auction would push through this morning at the ground floor lobby of the anti-graft court.

Earlier, Quezon City Mayor Feliciano Belmonte Jr. wrote the court, asking it to exclude from the proceedings a portion of the property which is being claimed by city hall.

The Sandiganbayan ordered the forfeiture of the 7,145-square meter property right after it convicted Estrada for plunder in September 2007.

But in the letter the court received last week, Belmonte reiterated the city's claim over 5,192-sq m of the property located at 100 10th and 11th Streets, in New Manila, Quezon City.

"We demand that the subject property be excluded from the said intended auction sale," the mayor said.

The city government has been claiming ownership of the property after its registered owner, St. Peter's Holdings, failed to pay P1.7 million in real property taxes.

But as of yesterday, Urieta's office has yet to receive any court order stopping the scheduled auction. Urieta also said two real estate agents had already expressed interest to participate in the proceedings.

Last year, the Sandiganbayan Special Division directed Urieta to proceed with the public auction. But in a report dated March 14, 2007, the court described the mansion as "totally damaged, vandalized and not anymore livable."

The mansion was said to be the palatial residence of Estrada's mistress, former starlet Laarni Enriquez, with whom he has three children.

Estrada said his family by Enriquez lived at the mansion for a few months in 2002 but claimed that the property was owned by a crony, businessman Jaime Dichaves.

Erap Property Auction Sale

7x

BORACAY MANSION



**THE BORACAY Mansion, which used to house former President Joseph Estrada and his mistress, Laarni Enriquez, will be placed on the block today.**

RAFFY LERMA

## COA reviews records of Boracay Mansion

By SANDY ARANETA

The controversial property, called Boracay Mansion and allegedly owned by pardoned former President Joseph Estrada, will be re-evaluated by the Commission on Audit (COA) to verify the current value of the house and lot.

Sheriff Edgardo Urieta, chief of the Sandiganbayan Sheriff and Security Services Office, revealed that the Land Registration Authority (LRA) has already acquired original survey maps of the Boracay Mansion at No. 100 11th street, New Manila, Quezon City.

"We will submit the new documents to Engineer Jose Damole, chief of COA's Property Disposal Evaluation and Research Division, so they can begin assessing how much the Boracay mansion should be sold on public auction. Hope-

fully, these old survey maps would give them enough basis," Urieta said.

One of these documents dates back to 1951 when the area was part of the so-called Magdalena Estate.

The maps contain a complete description of the boundaries of the Boracay property along with those of adjacent lots that can be used as reference in case of uncertainty.

The Sandiganbayan obtained the documents from the Department of Environment and Natural Resources (DENR) with the help of LRA Administrator Benedicto Ulep.

COA has notified the Sandiganbayan that it was unable to determine the fair market price of the Boracay property because

the land titles found in the Registry of Deeds of Quezon City had inaccuracies which prevented its experts from measuring an accurate total area.

The Sandiganbayan had asked for COA's assistance in assessing its value in order to make sure that the Boracay Mansion is sold at the maximum price possible and prevent suspicions of irregularity in the transaction.

Aside from the Boracay Mansion, the Sandiganbayan Special Division also ordered the seizure of Estrada's bank accounts worth P545,291,000 which includes the P200 million deposited in the name of the Erap Muslim Youth Foundation, and also the P189 million deposited in the Jose Velarde account.

Based on the court records, the Boracay Mansion was purchased for P142 million which was traced to the Jose Velarde account at the former Equitable-PCI Bank (now Banco de Oro) which the Sandiganbayan Special Division pronounced to be beneficially owned by Estrada.

Government prosecutors said the Jose Velarde account contained P3.2 billion at one time.

However, the Sandiganbayan said that only P545.3 million consisting of payola from *jueteng* operators and another P189.7 million paid as commission on the purchase of Belle Corp. shares by the Social Security System (SSS) and Government System Insurance System (GSIS) may be considered 'ill-gotten wealth' based on evidence.

A. C. PUBLIC LIBRARY

## Quezon City: It's mansion or nothing

By Joel M. Sy Egco

THE Quezon City is digging in for a long legal battle with the Sandiganbayan on the ownership of the Boracay Mansion in New Manila, one of the properties forfeited after former President Joseph Estrada was convicted for plunder last year.

City Treasurer Victor Endriga told **Standard Today** that he would raise the issue to the Supreme Court if anti-graft court went ahead to bid out the property, estimated at about P60 million.

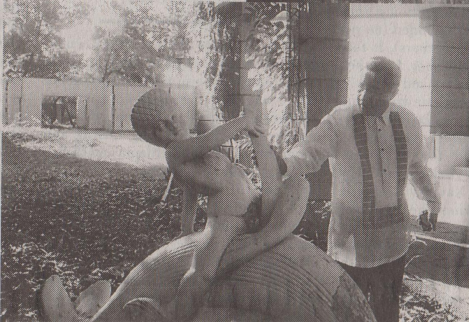
"If they will insist, then we will have no other recourse but to go to the [SC]. But because the Sandiganbayan lacks one justice, it would take time for the tribunal to appoint one and act on the Boracay issue," he said.

He was referring to Justice Teresita Leonardo de Castro, the presiding justice of the Special Division that tried the plunder case. Weeks after Estrada's conviction, De Castro was appointed to the high court. With her during the Estrada trial were Justices Francisco Villaruz Jr. and Diosdado Peralta.

City Hall is claiming the property, noting that it has been "sold to the government" during an auction in 2005. Endriga even said the local government had the land title as proof of ownership over the lot.

first title covering close to 5,200 sq. m. was forfeited in favor of the local government for non-payment of some P1.7 million property taxes since 2000.

The smaller portion of the property, under TCT N-208116, measuring 1,953.04 sq. m. and valued at P23.6 million, also has tax arrears since 2000 estimated at P973,889.12.



City Treasurer Victor Endriga inspects the compound after neighbors complained about the health hazards posed by the neglected property.

MIKE DE JUAN

Mayor Feliciano Belmonte Jr. last week, wrote Sandiganbayan Sheriff Ed Urieta to put on hold any action sale.

In his letter, he asked for the exclusion of the 5,192.88 square-meter real estate—covered by Transfer Certificate of Title 305262—along with the cancelation of the annotation of levy.

The mansion was covered by two titles both under the name of St. Peter's Holdings Inc. The

Endrigo said QC staff from the Department of Public Order and Safety and the city engineer's office cleaned up the place last Friday upon his orders. But the teams were ordered out of the compound by Sandiganbayan officials after cleaning up 80 percent of the area.

He said residents of 10<sup>th</sup> and 11<sup>th</sup> streets complained that the mansion was prone to hosting snakes and dengue-carrying mosquitos.

B.C. PUBLIC LIBRARY  
LOCAL HISTORY

## Cleanup of Boracay Mansion finally begins

By Jeannette I. Andrade

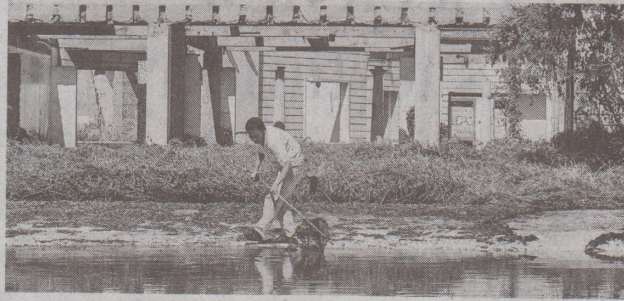
SWARMS OF MOSQUITOES IN an overgrown garden met teams of the Quezon City government that were finally able to conduct clearing operations at the Boracay Mansion in New Manila, Quezon City.

A mistress of deposed President Joseph Estrada, who was convicted of plunder and later pardoned, allegedly lived in the house.

The teams completed 80 percent of the task yesterday morning.

City treasurer Victor Endriga said Friday's debate on who should clean up the property was the result of miscommunication between city officials and the Sandiganbayan sheriff and security services office.

"In fairness to Sheriff Edgardo



**WHAT used to be a grand mansion in New Manila, Quezon City, is now a crumbling house surrounded by an unkempt lawn and a stagnant swimming pool.**

RAFFY LERMA

Urieta, he called me up late Friday and apologized for the actions of his men. He said his men had the mistaken notion that city personnel were at the site to build a structure," Endriga told the INQUIRER.

On Friday, personnel from the sheriff's office reportedly drove

away teams from the Quezon City Engineering Department, the Department of Public Order and Safety and the Environment Protection and Waste Management Department that were going to conduct clearing operations on the property at 100 10th

and 11th Streets in New Manila.

Endriga said he assured the Sandiganbayan sheriff the city government would await the decision of the Sandiganbayan and the Supreme Courts on the matter of ownership and disposition of the property.

The team that started the cleanup at 8 a.m. yesterday collected five truckloads of weed, cut grass and waste. Neighbors, Endriga said, had expressed fear that snakes and dengue-carrying mosquitoes could be breeding in the property.

"The sheriff and I agreed to siphon off the stagnant water from the pool and fill it up with land to prevent the spread of disease in the neighborhood," the city treasurer said, adding the city engineering department would do the job.

Boracay Mansion

# Metro Manila

Saturday, January 12, 2008 3

## QC gov't asserts claim over Boracay mansion

By EDMER F. PANESA

Quezon City Mayor Feliciano Belmonte Jr. has asserted the city government's claim over the controversial Boracay Mansion, saying the title of the property has now been transferred to the city government owing to tax arrears of the previous registered owner.

In his letter to Sandiganbayan chief sheriff Edgardo Urieta, Belmonte supported the earlier stand of Quezon City treasurer Victor Endriga that the city now owns the property confiscated from pardoned former President Joseph Estrada last year.

Belmonte asked Urieta, who is in charge of the auction, to stop the planned sale of the Boracay Mansion.

He also asked for the cancellation of the notice of levy issued by Urieta on the property's title.

"In addition to the ... exclusion of the said property from intended auction sale, it is further requested that your office cause the cancellation of the annotation of levy on the aforementioned certificate of title," Belmonte said in his letter to Urieta.

Earlier, Endriga asked Urieta to nullify the levy upon the title of one of the two lots comprising the Boracay mansion and exclude the same from the intended auction sale.

The city treasurer said the ownership of the bigger of the two lots, which measures 5,192.88 square meters located in New Manila, Quezon City "is already vested upon the Quezon City government."

The second lot measures 1,953.04 sq.m. and was covered by a separate title which has not been transferred by the city government to its name.

Endriga attached to his letter a notarized affidavit of ownership, in which the city treasurer claimed the Transfer Certificate of Title (TCT) of the disputed property is in his safe keeping in behalf of the Quezon City government.

The Boracay mansion was previously registered in the name of St. Peter Holdings Corp., which Endriga said "became delinquent in payment of real property tax."

In its Sept. 12, 2007 decision convicting Estrada of plunder, the Sandiganbayan Special Division ordered the forfeiture of the disputed property in favor of the state for supposedly being part of Estrada's illgotten wealth.

During Estrada's plunder trial, prosecutors presented evidence proving that the property was acquired for P142 million with money traceable to the infamous "Jose Velarde" account, which the anti-graft court said in its decision was owned by the former President.

Prosecutors claimed St. Peter Holdings was a shell company used by Estrada to conceal his ownership of the Boracay mansion.

Lawyer Renato Bocar, spokesman of the Special Division and Sandiganbayan's executive clerk of court, earlier said the city government's claim will not prevail over that of the national government.

Q.C. PUBLIC LIBRARY  
LOCAL HISTORY

# QC gov't, Sandigan tussle over Boracay mansion cleanup

By Jeannette I. Andrade

CLEANING UP THE BORACAY MANSION has become another contentious issue between the Quezon City government and the Sandiganbayan sheriff and security services office.

The agencies have yet to agree on who should oversee the property, said to be the home of a mistress of deposed President Joseph Estrada who had been convicted—and later pardoned—of plunder.

Personnel of the sheriff's office reportedly drove away yesterday teams of the City Engineering Department, the Department of Public Order and Safety (DPOS) and the Environment Protection and Waste Management Department (EPWMD) sent by the city government to conduct clearing operations in the property at 100 10th and 11th Streets, New Manila.

But Sandiganbayan chief sheriff Edgardo Urieta denied driving away the teams. He said his office merely posted "No trespassing" signs around the premises.

Quezon City treasurer Victor Endriga told the INQUIRER that the teams were already on the site when a representative of the sheriff's office allegedly drove them away, allegedly accusing them of trespassing.

## Odd

Endriga said he found it odd that the sheriff's office would prevent the city government from undertaking the clearing operations when Urieta requested the city to do the cleanup since the property was in Quezon City. The city treasurer pointed out

that residents near the property were worried that snakes could be living in the abandoned mansion and unattended garden.

Urieta said he was waiting for proper coordination with the city government, saying all it would take was a phone call or a personal visit.

He said the posting of "No Trespassing" signs was in compliance with a direct order from the Sandiganbayan Special Division.

## Belmonte's request

Meanwhile, Endriga said the city government was prepared to go to the Supreme Court if the Sandiganbayan rejected Mayor Feliciano Belmonte's request to exclude from an auction a large portion of the mansion forfeited in favor of Quezon City.

Belmonte also asked the Sandiganbayan to cancel the annotation of levy issued by the sheriff's office on the mansion's certificate of title.

The city government discovered that the house was covered by two titles both under the name of St. Peter's Holdings Incorporated. The first title covering close to 5,200 square meters was forfeited in favor of the city government for non-payment of some P1.7 million real property taxes since 2000.

The smaller portion of the property, under land title TCT N-208116, measuring 1,953.04 square meters and valued at P23.6 million, also has tax arrears from 2000 up to the present estimated at P973,889.12. It was excluded from an auction on Dec. 13 because of a Sandiganbayan writ of execution for the forfeiture of Estrada properties in favor of the government.

BORACAY MANSION

A2

## Belmonte seeks halt to auction of Boracay manse

QUEZON City Mayor Feliciano Belmonte has asserted the city government's claim over the forfeited Boracay mansion supporting the earlier stand of city treasurer Victor V. Endriga that the city has already transferred the title of the said property to its name owing to the tax arrears of the previous registered owner, St. Peter Holdings Corp.

In a letter to Sandiganbayan Sheriff and Security Services Office chief Edgardo Urieta, Belmonte asked the Sandiganbayan to stop the planned auction of the property and to cancel the notice of levy issued by the Sheriff's Office on the property's title.

The city government's claim covers the bigger of the two lots comprising the Boracay mansion with an area of 5,192.88 square meters. The second lot measures 1,953.04 sq.m. and is covered by a separate title which has not been transferred by the city government to its name.

The mansion was forfeited in favor of the state last September for allegedly being part of the ill-gotten wealth of ex-President Joseph Estrada who was convicted of plunder last year. During Estrada's trial, evidence was presented that the property was acquired for P142 million with the money traceable to the Jose Velarde account.

Chief special prosecutor Dennis Villa-Ignacio said St. Peter Holdings was a shell company used to conceal Estrada's ownership of the mansion.

Renato Bocar, executive clerk of court of the Sandiganbayan, earlier said the city government's claim will not prevail over the national government's. He said under the law, the state's claim over confiscated properties of erring public officials has primacy over that of any other adverse parties.

- Peter J.G. Tabingo

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LOCAL HISTORY

Wednesday, January 2, 2008

# 'Boracay Mansion' in QC attracts many inquiries

By EDMER F. PANESA

Since the Sandiganbayan announced last November its plan to auction off the two lots comprising the so-called "Boracay Mansion" in New Manila, Quezon City, it has been flooded by calls from interested buyers of the property confiscated from pardoned former President Joseph Estrada.

This was learned from Sandiganbayan chief sheriff Edgardo Urieta, who is in charge of the auction.

"Most (inquiries) were made on the phone. They wanted to know when the auction will take place and what the minimum bid (price) will be," Urieta said.

He said one of the callers, who introduced himself as "Mr. Chua," inquired about bidding procedures like whether or not it would be through open bid or sealed bid.

Urieta, however, said he had to tell Mr. Chua and other interested buyers that the mechanics of the bidding have not yet been finalized due to technical problems.

Last month, a delay in the planned sale of the Bocaray mansion was seen after the Commission on Audit (CoA) discovered errors in the title of the property that could affect its auction value.

CoA's Technical Services Office informed the Sandiganbayan that there were inaccuracies in the technical description of the bigger of the two lots, which has an approximate area of 5,192.88-square meters.

Urieta said then no problem has so far been found on the title of the second lot covering an area of 1,953.04-square meters.

CoA said the errors were on the numbers setting the bigger lot's boundaries. As a result, the actual dimensions of the property cannot be ascertained.

The Boracay Mansion, located on 10th and 11th Streets in New Manila, Quezon City, was ordered forfeited in favor of the government for being part of Estrada's ill-gotten wealth.

Urieta had also said the announcement on the planned auction which

was supposed to come out in the Daily Tribune cannot be released yet due to budgetary constraints.

The announcement will contain the conditions and mechanics of the public auction and will be published once a week for two consecutive weeks.

Urieta said with all the problems cropping up, the auction will now likely take this year.

In its Sept. 12 decision convicting Estrada of plunder, the Sandiganbayan declared the Boracay Mansion as part of the ill-gotten wealth of the former President, having been bought with money coming from the infamous "Jose Velarde" account whose beneficial owner according to the court is Estrada.

The 70-year-old Estrada, who was spared from serving the life sentence imposed by the court after President Arroyo pardoned him, maintains that he is not the owner of either the Velarde account or the Boracay Mansion.

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G. C. PUBLIC LIBRARY  
LOCAL HISTORY

Friday, December 14, 2007

B-11

## Delay in sale of 2 'Boracay mansion' lots in QC seen

By EDMER F. PANESA

A delay in the planned sale of the two lots comprising the so-called "Boracay mansion" was seen after the Commission on Audit (CoA) discovered errors in the title of the property that could affect its auction value.

CoA's Technical Services Office informed the anti-graft court Sandiganbayan that there were inaccuracies in the technical description of the bigger of the two lots, which has an approximate area of 5,192.88-square meters.

Sandiganbayan chief sheriff Edgardo Urieta, who is in charge of the auction, said no problem has so far been found on the title of the second lot covering an area of 1,953.04-square meters.

CoA said the errors were on the numbers setting the bigger lot's boundaries, hence, the actual dimensions of the property cannot be ascertained.

The Boracay mansion, located on 10th and 11th Sts. in New Manila, Quezon City, was ordered forfeited in favor of the government for being part of the ill-gotten wealth of pardoned former President Joseph Estrada.

Urieta earlier said the planned public auction of the Boracay mansion lots will push through despite the insistence of the Quezon City government that it now owns the bigger lot.

He said only the anti-graft court's Special Division or the Supreme Court can stop the sale.

Last month, Urieta wrote CoA chairman Guillermo Carague asking the latter's help in setting a minimum bid for the property.

The anti-graft court and the CoA are now coordinating with the Land Registration Authority (LRA) to find references in the titles of properties adjoining the Boracay mansion.

Urieta said the announcement on the planned auction which was

supposed to come out in the Daily Tribune cannot be released yet due to budgetary constraints.

The announcement will contain the conditions and mechanics of the public auction and will be published once a week for two consecutive weeks.

Urieta said with all the problems cropping up, the auction will now likely take place next year.

Q. C. PUBLIC LIBRARY  
LOCAL HISTORY

# METRO

A6 | TUESDAY  
December 11, 2007

## City wants Boracay lot excluded from auction

By Macon Ramos Araneta

THE Sandiganbayan sheriff and security officer has stood pat on the request of the Quezon City government to spare one of the two lots of the Boracay Mansion earlier ordered forfeited in its plunder conviction of pardoned President Joseph Estrada last Sept. 12.

Edgardo Urieta said only the anti-graft court's Special Division or the Supreme Court could stop the auction and the sale of the property to satisfy the penalties imposed on the ousted leader.

"We are only acting as per order of the Sandiganbayan Special Division. That is my answer to the letter of the Quezon City

government," he stressed.

City treasurer Victor Endriga had asked the Sandiganbayan to exclude from the planned auction the bigger of the two lots measuring 5,192.88 sqm.

He said the property has been transferred and registered in the city government's name on July 4, 2007 after the previous registered owner, St. Peter Holdings Corp., incurred six-year's worth of tax arrears.

The real estate was previously registered in the name of St. Peter Holdings Corp. under TCT no. 208117.

Endriga said the contested lot was sold to the Quezon City government pursuant to Section 263 of the Local Government

Code of 1991, citing his affidavit.

"Since the owner or person having legal interest therein did not redeem the said delinquent real property during the one year redemption period, the ownership thereof was fully vested to the city, and the same was eventually registered in the name of the city government under a new TCT no. 305262."

The other lot of the Boracay Mansion covers 1,953.04 sqm.

The anti-graft court is drafting an announcement of the mechanics and conditions of the public auction which will be published in a newspaper that was drawn during a raffle among nine dailies last Dec. 7.

Urieta said Endriga's letter-

request for exclusion of the disputed lot should have been addressed to the court so their arguments can be heard.

The Boracay Mansion, a property located in New Manila, Quezon City, was declared by the Special Division to be part of Estrada's ill-gotten wealth covered by his conviction for plunder.

Based on documentary evidence presented by prosecutors, the court held that the P142 million used to pay for the property was traceable to the Jose Velarde account which was declared to be beneficially owned by Estrada.

He insists that he neither is the owner of the Velarde account nor the Boracay Mansion.

R. C. PUBLIC LIBRARY  
LOCAL HISTORY

## Despite QC plea, 'Boracay' auction on

THE SANDIGANBAYAN SHERIFF yesterday said he would push through with the auction of the "Boracay Mansion" seized from pardoned plunderer and deposed President Joseph Estrada despite the appeal of the Quezon City government to spare the real estate property.

In a two-page letter, Quezon City Treasurer Victor Endruga asked Sheriff Ed Urieta to nullify the levy and exclude the "Boracay Mansion" from auction, noting that it had been registered in the

name of the local government since July 4, 2007.

The Quezon City government took over the property following the failure of its registered owner, St. Peter Holdings, to pay P1.7 million in back real estate taxes since 2000.

The property, whose value has been estimated at P142 million, has been stripped of the trappings that once made it a very luxurious residence supposedly for one of Estrada's mistresses.

"We will continue to implement the writ of execution issued by the Sandiganbayan. We will push through with the auction in January unless the local government obtains a temporary restraining order from the court," Urieta told the INQUIRER over the phone yesterday.

Estrada has repeatedly insisted he was not the owner of the property and claimed it was owned by businessman Jaime Dichaves, a co-respondent in his plunder case.

*Jocelyn R. Uy*

## Sandigan sheriff won't stop auction of Boracay mansion

The Sandiganbayan sheriff is determined to auction off the two lots comprising the Boracay mansion in New Manila, Quezon City despite the city government's claim of ownership over one of the lots.

Sheriff Edgardo Urieta said only the anti-graft court's special division or the Supreme Court can stop the sale.

"We are only acting as per order of the Sandiganbayan special division," he said. "That is my answer to the letter of the Quezon City government."

In a letter sent to Urieta last week, Quezon City Treasurer Victor Endriga said that the bigger of the two lots measuring 5,192.88 square meters must be excluded from the public sale on ground that the city government now has title to the property.

"Accordingly, we request for the nullification of the said levy, and that the subject property be excluded from the intended auction sale since the ownership thereof is already vested upon the Quezon City Government," read the letter.

Last Dec. 6, the Quezon City government informed the Sandiganbayan Sheriff's Office that the property was registered in the name of the city government on July 4, 2007, Endriga said.

However, Urieta said his office can not call off the auction without an order from a competent court.

"The letter-request for exclusion should have been addressed to the court (Sandiganbayan) so their (Quezon City government's) arguments can be heard," he said.

Endriga told Urieta the 5,192.88 square-meter property at 10th Street, New Manila, Quezon City is now covered by Transfer Certificate of Title No. 305262 in the name of the Quezon City government.

The city government seized the property after the previous owner, St. Peter Holdings, incurred six-year tax arrears, he added.

The other property, comprising 1,953.04 square meters, was not mentioned in Endriga's letter to Urieta and the Affidavit of Ownership.

The Quezon City government does not claim the smaller property. This is located on another street, at No. 100, 11th Street, New Manila, Quezon City.

The two lots are within the fenced compound of the Boracay mansion, which the Sandiganbayan said belongs to ousted President Joseph Estrada.

The anti-graft court has ordered the mansion and the land it stands on seized after Estrada was convicted of plunder last Sept. 12.

The Sandiganbayan is drafting an announcement on the mechanics and conditions of the public auction to be published in the *Daily Tribune*. The newspaper was chosen through a raffle among nine major dailies last Dec. 7.

The announcement will be published once a week for two consecutive weeks and will set the date of the actual auction.

The Boracay mansion was declared by the special division to be part of Estrada's ill-gotten wealth.

Based on documentary evidence presented by prosecutors, the court ruled that the P142 million used to pay for the property was traceable to the Jose Velarde account, which was declared to be "beneficially owned" by Estrada.

However, Estrada said he does not own the Velarde account or the Boracay mansion.

# QC to Sandiganbayan: Hands off Boracay mansion

The Quezon City government has asked the Sandiganbayan to refrain from auctioning off the Boracay mansion, saying that the city government already owns the property after its previous owner failed to pay back taxes.

The anti-graft court invited representatives from several newspapers to join a raffle yesterday in which the winner would publish a notice of public auction of the Boracay mansion. No date has been set for the auction.

City treasurer Victor Endriga told Sandiganbayan sheriff Edgardo Urieta that the city government received a copy of the "notice of levy" upon the Transfer Certificate of Title (TCT) No. N-208117, which covered a 5,192.88-square meter property on which the Boracay mansion, allegedly owned by former Philippine President Joseph Estrada, is built.

"However, we would like to inform your good office that the said property is already transferred and registered in the name of the Quezon City government on July 4, 2007," Endriga said in a letter to Urieta dated Dec. 6.

"Accordingly, we request for the nullification of the said levy and that the subject property be excluded from the intended auction sale since the ownership thereof is already vested upon the Quezon City government," he added.

Endriga said the city government now owns the 5,192.88-sqm property, as evidenced by TCT No. 305262, issued by the city register of deeds, after its previous owner, St. Peter Holdings Corp., failed to pay real estate taxes.

St. Peter Holdings is the registered owner under TCT No. N-208117, which Endriga claims has been replaced by TCT No. 305262. The disputed property's address is on 10th street in New Manila.

Endriga said the city government claimed the property only after St. Peter Holdings did not redeem the property one year after it had been auctioned off. There were no bidders.

However, the Sandiganbayan said the city government has not made a claim on a 1,953.04-sqm second parcel of land that sits beside the first and is also covered by the Boracay mansion. Its address on 11th street.

## QC gov't, Sandiganbayan battle looms over Boracay mansion

The Quezon City government is challenging the legality of a Sandiganbayan order

to auction an abandoned mansion in New Manila, Quezon City, which the anti-graft

court said belongs to ousted President Joseph Estrada.

Victor Endriga, Quezon City treasurer, said the city legal department will ask the Supreme Court to stop the public auction of the 5,200 sq. meter property known as the "Boracay mansion," which the city government has seized for unpaid real estate taxes from 2000 to 2005 of P2 million.

"The Quezon City government is now the absolute owner of the disputed property," he told **The**

**STAR.**

The title to the Boracay mansion is now in the name of the city government, he added.

Endriga said a city legal team headed by lawyer Christian Valencia attended the hearing at the Sandiganbayan yesterday to determine when to file the petition for a temporary restraining order before the SC.

The city government plans to convert the Boracay mansion into a museum and library, he added.

Endriga said that the Local Government Code grants local governments absolute power over properties forfeited for failure of owners to pay taxes due to the government.

Any move to put the property on public auction will be opposed by the city government all the way to the Supreme Court, he added.

The property's registered owner, St. Peter's Holdings, did not settle its tax obligations despite being given enough time to redeem the property, Endriga said.

It was learned that the office of St. Peter's Holdings could no longer be located.

- Perseus Echeminada

## QC gov't to Sandigan:

# Prove Boracay Mansion is Erap's

The Sandiganbayan may yet find itself contradicting its plunder decision which ruled that the deposed President Joseph Estrada owned the so-called Boracay Mansion but not being able to prove it. The property is located in New Manila, Quezon City, and the Quezon City government says it now owns the property and challenged the Sandiganbayan to prove that the Boracay Mansion belongs to the former leader.

Insisting it now owns the

property, the Quezon City government yesterday dared the anti-graft court that insists on seizing the New Manila property as part of the forfeiture of Estrada's assets, challenging the Sandiganbayan to present proof that the Boracay Mansion, which has been stripped of everything, is owned by Estrada, not St. Peter's Holding Corp., the listed owner of the more than 7,000 sqm. lot.

Estrada has consistently claimed that the Boracay Mansion was never his, but owned by businessman Jaime Dichaves of St. Peter's Holding Corp. and that he had borrowed the place only from Dichaves.

Estrada said it was just the media that kept on insisting the property is his, even calling it the Boracay Mansion.

While the anti-graft court convicted the former president on plunder and ordered the forfeiture of his assets, in relation to the Boracay Mansion and the Erap Muslim Youth Foundation, he was acquitted on two specifications of plunder, namely, the charge of his being Jose Velarde and the charge of his having diverted P130 million in tobacco excise tax.

All documents pertaining to the Boracay Mansion are likely to point to St. Peter's Holdings as the rightful owner.

At the same time, it was never made clear by the court why it has seized the assets of the Dichaves properties when the same court acquitted Estrada on charges that he is Jose Velarde.

Also unexplained is the reason behind the court's decision to acquit Estrada on the P130-million tobacco excise tax diversion, and remain silent about forfeiting this amount as claimed by then Ilocos Sur Gov. Luis "Chavit" Singson, who admitted having diverted the funds and handed this amount over to Estrada in his Polk Street home.

Estrada's defense lawyers proved that Singson had perjured himself, as an ocular and physical reenactment, attended by the justices themselves, proved the impossibility of the testimony of Singson.

The office of the Quezon City treasurer issued the challenge after the anti-graft court said it will auction off the property located along 11th Street New Manila, which has been listed as among the supposed ill-gotten wealth of the former president.

Based on the records of the city treasurer's office, the property is owned by St. Peter's

Holding Corp. and the city government acquired this from the stated owner.

"There is no document that will support that the so-called Boracay Mansion is owned by President Estrada, so the burden of proof is on the Sandiganbayan," the treasurer's office said.

According to Victor Endruga, they will file appropriate cases before the Supreme Court if the Sandiganbayan will push through with its planned public auction on the said property which now has a market value of at least P74 million.

Endruga stressed that the Sandiganbayan should respect the law, because the Quezon City government has gone through all the legal process before it was able to acquire

the property and that Sandiganbayan should also do the same.

"The city is only protecting the interest of the people. We have done nothing wrong. They (anti-graft court) can sue us if they want but we will sue them also," he added.

The city treasurer explained the national government has no monopoly on the national interest and local government units which are considered as a subdivision of the national government and can also push the national interest.

"Quezon City is the representative of the people and with the property now under the name of the city it can also be considered as the property of the people," the treasurer explained.

**Kajill Arico**

## QC: PROVE ERAP OWNS BORACAY MANSION

BY JEFFERSON ANTIPORDA  
REPORTER

**POLITICS** sure does make strange bedfellows.

The Quezon City government seems to be arguing on the side of Joseph Estrada, as it challenged the Sandiganbayan to prove that the former president owns the so-called Boracay mansion.

The city government had seized the 7,000-square-meter property, which it claims is owned by St. Peter's Holding Corp., for failure to pay real-estate taxes for seven years.

The office of the city treasurer made the challenge after the antigraft court said it will auction off the property in New Manila, which is listed as among the ill-gotten assets of Estrada in his plunder case.

Estrada himself has repeatedly said the mansion is not his but is owned by businessman Jaime Dichaves. He had owned up to the Pidal account attributed to the

former president.

The controversial mansion, now in ruins, was previously alleged to have been a gift to Laarni Enriquez, one of Estrada's mistresses.

"There is no document that will support that the so-called Boracay mansion is owned by President Estrada, so the burden of proof is on the Sandiganbayan," the treasurer's office said.

Victor Endriga, Quezon City treasurer, said they will file appropriate cases before the Supreme Court if the Sandiganbayan will push through with its planned public auction on the property, which now has a market value of at least P74 million.

Endriga added the antigraft court

should respect the law, because the Quezon City government has done all the legal process before it was able to acquire the property and that the Sandiganbayan should also do the same.

"The city is only protecting the interest of the people, we have done nothing wrong they can sue us if they want to, but we will sue them also," he said.

Endriga explained the national government has no monopoly on the national interest and local government units can also bat for the national interest.

"Quezon City is the representative of the people and with the property now under the name of the city it can also be considered as the property of the people," the treasurer explained.

SUBJECT: SALES & CONVICTION

# 'Boracay mansion' has 2 titles

SANDIGANBAYAN Sheriff Ed Urieta yesterday began preparations for the public auction of the controversial "Boracay mansion" despite a motion by lawyers of deposed President Joseph Estrada to quash the forfeiture order.

At the same time, the Land Registration Authority ordered the Quezon City government to relinquish its title to the property.

"We have not received an order from the court stopping us from implementing the writ of execution so we will push through with the public bidding of the Boracay mansion," Urieta told the INQUIRER over the phone.

But the now-dilapi-

dated Boracay mansion, one of four assets covered by the court's writ of execution, still managed to surprise: There are actually two titles covering the property.

The bigger chunk of the property, covering 5,200 square meters, was titled in the name of the Quezon

City government in 2005 after its alleged owners—St. Peter's Holdings Inc.—failed to settle P1.7 million in land taxes.

Yesterday, Quezon City treasurer Victor Endriga told the INQUIRER he was surprised to learn the 7,200-sq m property, at 10th and 11th Streets, Barangay Mariana, New Manila, was actually two adjoining properties with separate titles.

The smaller 2,000-sq m portion was still titled to St. Peter's Holdings.

Endriga said he only found this out recently when the smaller portion, valued at P23.6 million, was included in the list of properties scheduled for auction on Dec. 13. The city treasurer immediately delist-

ed the property to avoid further conflict with the Sandi-

ganbayan. *Jocelyn R. Uy and Jeanette I. Andrade*

G.C. PUBLIC LIBRARY  
LOCAL HISTORY

## Boracay Mansion tidied up for auction

SANDIGANBAYAN sheriff Ed Urieta said the Boracay Mansion will be tidied up for public auction, among other assets of former President Joseph Estrada being forfeited by the court through its Sept. 12 decision, to satisfy his P4-billion obligations.

Urieta said they were preparing to bid out the property at 100 11<sup>th</sup> St., New Manila, Quezon City, adding that Quezon City treasurer Vic Endriga had agreed to help in cleaning up the palatial home, allegedly Estrada's

gift to his girlfriend, former actress Larni Enriquez.

While the place is surrounded by fences, neighbors fear it had become a haven for wild animals. Quezon City Hall is claiming ownership of the Boracay

Mansion due to its failure to pay real estate taxes.

*"Saka na lang nila habulin pagkatapos ng auction [they can make their move later],"* said Urieta.

The Land Registration Authority has ordered the local government to turnover the property to Carlo Alcantara, deputy register of deeds.

Urieta said proceeds from the sale of the Boracay Mansion will be used to settle part of the civil liabilities of Estrada which are

excluded from the executive clemency granted by President Gloria Macapagal Arroyo to the ousted leader last Oct. 25.

He noted that a motion to quash a forfeiture order for the personal and real properties of Estrada which were outside the Sept. 12 order of the anti-graft court would not stop them from verifying the former president's alleged ill-gotten wealth in the banks including money in the Velarde accounts and the Erap Muslim Youth

Foundation in various banks.

On Friday, Urieta served a writ of execution on the bank accounts of Estrada with the Banco de Oro office in Makati.

He said the bank holding the Muslim Youth funds informed him that the account had "P215 million plus" which Estrada had disowned.

Estrada's lawyers also asked the court to desist from seizing his assets that were not in question during his six-year plunder trial. The court had earlier ordered

Estrada to return P735 million in bank deposits plus "interest and income earned" including the 5,192.88-square meter property in New Manila.

Estrada was found guilty of illegally amassing more than P4 billion from kickbacks from the illegal numbers game *jueteng* as well as commissions from the purchases of shares of state pension funds, Social Security System and Government Service Insurance System.

**Macon Ramos Araneta**

## Quezon City govt may face contempt over Boracay mansion

BY JOMAR CANLAS REPORTER

OFFICIALS of the Quezon City government and its Register of Deeds are in danger of facing contempt charges for allowing the transfer of ownership of the Boracay Mansion. This act of the Quezon City government runs counter to the adverse claim written at the back of the property's title in 2001 executed by then-Justice Secretary Hernando Perez and Solicitor General Simeon Marcelo, which was discovered by the

Sandiganbayan Sheriff's Office.

A Court Magistrate who refused to be named said that the Quezon City government and the Register of Deeds cannot do such transfer for there is a clear annotation that the property is a subject of litigation since 2001. By doing the transfer hastily, they could be cited for contempt.

Special Prosecutor Dennis Villanueva also said that the Quezon City government cannot make such a transfer since the Sandiganbayan decision for the forfeiture of the Boracay Mansion is superior than

the claim of the city government over real property taxes amounting to only P1 million.

The Boracay Mansion is one of the properties Sandiganbayan Sheriff Ed Urieta must forfeit in favor of the government. It is one of the assets owned by pardoned former President Joseph Estrada.

In a related development, Urieta told The Manila Times that the P207 million deposited at the Equitable PCI-Bank under the Erap Muslim Youth Foundation remains intact. Urieta said that the amount is now

with Banco de Oro, which acquired Equitable PCI-Bank.

He said that the P207 million earned an accumulated interest of P8 million, bringing the total amount to P215 million.

However, the other account at Banco de Oro which covers the Jose Velarde account contains only P2,000. "The Jose Velarde account is only P2,000 and if the bank accounts cannot be satisfied, we will go after the personal and real properties [of Estrada] as ordered by the court," Urieta said.

## QC govt to convert Boracay mansion without Erap OK

BY JEFFERSON ANTIPORDA  
Reporter

THE local government of Quezon City need not ask permission from former President Joseph Estrada to convert the controversial "Boracay mansion" into a public museum and library.

City Treasurer Victor Endriga clarified that the QC government need not secure his permission first before constructing a museum based on his life story.

Estrada had stated to media that if the city is planning to use his likeness and life story in the proposed "Boracay mansion" museum in New Manila, then he should first be consulted.

Endriga said that the city government still plans to construct a museum and library. He maintained that that ownership of the 7,400-square me-

ter property located at 11th Street in New Manila, Quezon City has now been transferred to the city government.

Endriga said this is so because the mansion's owners had not paid back taxes for it, and the city had acquired the land even before Sandiganbayan's conviction of Estrada.

He said the mansion, whose registered owner is St. Peter Holdings Corp., was among the properties listed as delinquent since 2000 because the owner had not paid P1.7-million in back property taxes.

The city government has auctioned it in 2005, but nobody submitted bids. That automatically made the Quezon City government the owner of the property.

"The city government can do whatever it wants with the property, and building a museum and a library is one of the best option for it," Endriga said.

WEDNESDAY, SEPTEMBER 19, 2007

## QC gov't not planning to sell Boracay mansion

By PERSEUS ECHEMINADA

The Quezon City government has no plans of selling the controversial "Boracay mansion," which was forfeited to the city government for failure of its owner to pay taxes and penalties from year 2000 to 2005.

Dr. Victor Endriga, Quezon City treasurer, also clarified that all the tax arrears amounting to more than P2 million were already settled by the city government and that the property had already been put on public auction but no one is interested in buying the property.

"The city government has no plans of selling the property. We want to develop it for the benefit of the local and National Government," Endriga said.

Among the plans being considered for the controversial property is its conversion into a museum and library, which is expected to make Quezon City a major tourist destination in the country.

The city treasurer was reacting to the statement of Special Prosecutor Dennis Villa-Ignacio that the prosecution will seek a smooth transfer of the disputed property from the national to the local government.

Villa-Ignacio was also quoted as say-

ing that the property might be put on auction so that the necessary taxes due the government will be settled.

Endriga, however, said that the local government code provides that the power of local government is absolute over properties that were forfeited for failure of owners to pay taxes.

But despite the absolute power of the city government over the property, Endriga said they will still file manifestation with the Sandiganbayan and will abide by the decision of the court.

The city treasurer also said that the move of the prosecution to take over the property is already late because the title of the property was already transferred to the city government.

He said the prosecution should have opposed the transfer during the auction conducted by the city government.

The land title indicated that the Office of the Ombudsman, the secretary of justice, and the solicitor general were informed by the City Register of Deeds on the status of the land.

"But the prosecutors did not make any move to block the transfer of the property to the city government," Endriga said.

## Boracay Mansion soon a museum

QUEZON City hall is making a museum out of the Boracay Mansion, unwilling to hand the 7,400-square meter property over the national government.

City treasurer Victor Endriga, in an interview, said he is mandated by law to dispose of the property, which has belonged to the city since 2005 after it was garnished for unsettled tax delinquencies.

"I am just doing my job. It is my task and if I will not do what the law tells me to do, I may be held liable," Endriga said, adding "we plan to convert it into a museum soon."

Regarding the Sandiganbayan order forfeiting the Boracay Mansion

in favor of the national government after its owner, former president Joseph Estrada was convicted of plunder last week, Endriga said they have "already forfeited the property."

Endriga showed a copy of the property's transfer certificate of title 305262 under the name of the city government.

"We asked the last known owners to participate in the auction or to pay their tax arrears amounting to P1.7 million in 2005. When nobody bought it, the city government owned it. The law allows for a one year period for the owners to redeem the same but two years had passed and nobody moved to reclaim it."

The prime property at 100 11<sup>th</sup> St., New Manila was estimated worth at least P60 million. Last Wednesday, the anti-graft court's Special Division ordered the forfeiture of Estrada's bank deposits and properties after his conviction for plunder.

Apart from the Boracay Mansion, the court also issued a general writ of attachment against Estrada's bank accounts amounting to P545.291 million.

The owners, Endriga explained, could have redeemed the property if they managed to pay P1,292,842 in taxes and P440,741 in penalties.

**Joel M. Sy Egco**

## QC eyeing Erap mansion as lib, museum

The Quezon City government plans to build a museum and a library on the sprawling property in New Manila where



the once opulent "Boracay mansion" – built for one of former President Joseph Estrada's mistresses – stands.

City Treasurer Dr. Victor Endriga bared the city government's plan as officials prepare to ask the Sandiganbayan to reconsider its order to forfeit the property in favor of the national government.

The property, which is over 7,000 square meters big, is one of the assets ordered seized from Estrada upon his conviction for plunder on Wednesday.

It was called Boracay mansion because its landscaping was similar to that of a typical posh beach house in one of the country's most popular beach resorts. There were also simulated waves in its swimming pool.

"The plan of the city government is to develop the property into a facility that will benefit both the local and the national government," Endriga told **The STAR** in a telephone interview.

But he stressed the city government would abide by whatever ruling the Sandiganbayan issues on its appeal regarding the property.

Quezon City Mayor Feliciano Belmonte Jr., in his State of the City Address, said he hoped to make the development of the property a priority program in his last and final term in office.

"We will inform the Sandiganbayan that the property was already auctioned last Sept. 5 and after the one-year redemption has elapsed the city government is now the legal owner of the land and the mansion," Endriga said.

He said the registered owner of the property, St. Peter's Holdings, turned out to be non-existent and could be a dummy company. The property has an assessed value of P62 million.

He pointed out that the city government only learned that it was the controversial Boracay mansion when the Sandiganbayan issued the forfeiture as part of its guilty verdict on Estrada's plunder case.

Endriga also lamented that almost nothing was left of the once grandiose mansion, which had been stripped of its furnishings and other valuable materials.

Even the white sand that was transported all the way from Boracay to give the Quezon City property a realistic beachside ambiance is now gone.

"(What's) left now is only the land," he said.



# Battle for Boracay mansion

BY JEFFERSON ANTIPORDA AND JOMAR CANLAS Reporters

**A** LEGAL tug-of-war is shaping up between the Sandiganbayan and the Quezon City government over the "Boracay mansion," the prime property the Court has ordered seized as part of former President Joseph Estrada's assets.

The Sandiganbayan's Special Division on Wednesday convicted Estrada of plunder and ordered the attachment of about P540 million in his bank accounts and the 7,400-square-meter property on 11th Street in New Manila, Quezon City.

The place has come to be known as the

Boracay mansion because it has a pool with sand brought in from the island resort in Aklan.

Estrada is said to have bought the property for Laarni Enriquez, one of the women with whom he had children.

See MANSION A2

■ MANSION From page A1

## QC govt, Sandigan fight over Erap mansion

On Friday, Quezon City Treasurer Victor Endriga said the property now belongs to the city government because its owners had not paid back taxes for it.

Endriga said the city government already owned the property even before Estrada was convicted.

He said the mansion, whose registered owner is St. Peter Holdings Corp., was among the properties listed as delinquent since 2000 because the owner had not paid the P1.7-million property tax.

"We don't know that the property was the controversial Boracay mansion because our system only provides us with the list of real properties in the

city that have failed to settle their tax obligations for five consecutive years," Endriga told *The Manila Times*.

He said he mailed a notice to St. Peter Holdings at its office in Strata 100, Pasig City, but the office had closed.

The city government put the place on auction in 2005, but nobody submitted bids. That automatically made the Quezon City government the owner of the property.

Endriga said the owner could still redeem the property if it pays the P1.292,842 in back taxes and P440,741.72 in penalties.

A Sandiganbayan insider contested the Quezon City government's claim to the

Boracay mansion.

The source, who did not want to be identified, said the property was seized in favor of the government as "fruits of the crime" under Section 45 of the Revised Penal Code.

In ordering the property seized, the Court invoked Section 45 and not the civil case of attachment under the Rules on Civil Procedure and Republic Act 1379 or forfeiture of ill-gotten wealth, normally used in the case of the Marcoses, the source said.

He confirmed that the property is under the name of St. Peter Holdings, which he said is owned by the businessman Jose Yulo. He said Yulo did not lay claim to the property appar-

ently fearful that he might be implicated as a "dummy" of Estrada.

Endriga said he will inform the Sandiganbayan about the status of the Boracay mansion and promise to conform with whatever order the antigraft court would issue regarding the property.

On Friday, Special Prosecutor Dennis Villa-Ignacio said he has formed a task force to recover Estrada's assets.

Villa-Ignacio told ABS-CBN News the task force will have 5 members and 12 investigators.

He said his office have three bank accounts of Estrada but these only contain less than P300 million.