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IN THE NICK OF TIME

# UP stops QC gov't sale of property in Diliman

PDI 12-17-12

By Jeannette I. Andrade

THE UNIVERSITY of the Philippines (UP) stopped the sale in an auction yesterday of a portion of its nearly 200-ha property after the Quezon City government agreed to postpone the proceedings until a court has issued a ruling on the matter.

Earlier, the city government decided to auction off the 10,000-sq m lot on the UP Diliman campus after its former lessee, who had somehow managed to have the land's classification changed to residential, failed to pay almost P5 million in real estate taxes. 1

This prompted UP lawyers to file several petitions to stop the sale of the lot in the Quezon City Regional Trial Court Branch 97. In particular, they asked Judge Bernelito Fernandez to issue a temporary restraining order and grant their petition for a preliminary injunction to prevent the city treasurer's office from pushing through with the auction which was scheduled yesterday.

Fernandez, meanwhile, noted that the petitions could now be considered moot and academic after lawyer Bonifacio Granada, representing the city treasurer, told the court that the auction had been called off until the court rules on the matter.

In its 11-page petition for prohibition, UP said that it leased from November 1989 to November 1994 the 10,000-sq m lot to Emma Ramos who was supposed to use it for a garden where she would grow orchids and other flowers that she would then sell.

Ramos, however, failed to pay the rent and was subsequently ordered to vacate the property in August 1996 by Judge Lita Tolentino Genilo of the Metropolitan Trial Court Branch 39.

Despite the court order, she refused to move out and even built a house over the garden without the consent and knowledge of UP officials.

In March 2006, UP demanded that Ramos and a woman named Stefania Sanchez demolish the houses built on the property and leave. 8

## Unexpected development

To the surprise of UP officials, they saw an announcement in a publication on Nov. 19 this year of the Quezon City treasurer's intention to sell the property at a public auction, saying the owner "UP (Emma Ramos lessee)" had failed to pay real estate taxes totaling P4,935,900 from 1990 to 2012. 3

According to the university, it was not given a copy of the tax declaration covering the disputed property, the tax assessment and warrant of levy. It added that it also never received a statement of delinquency dated June 7 this year because the letter was returned to the sender as the address merely read Diliman, Quezon City.

It added that an Oct. 15 final notice of delinquency was allegedly issued by the city treasurer but there was no proof to show that it had been mailed or received by the university. Notices of levy were also sent to the city assessor and the register of deeds requesting the annotation of levy on the title and tax declaration covering the disputed property. (HW) 4

"Respondent (Quezon City treasurer) should be restrained from the sale and related proceedings concerning the subject property as the sale will be certainly conducted in grave abuse of discretion amounting to lack or excess of jurisdiction," the state university said, arguing that UP, being a national university and a government institution of higher learning, was exempted from paying realty taxes.

It further stressed that prudence dictated that the city treasurer should have verified the location, the registered owner and the real delinquent taxpayer with the Quezon City office of the Register of Deeds.

Lawyers of the state university also pointed out that "the incidental use of the property did not detract from the actual purpose in keeping with the mission and mandate of UP as a public institution of higher learning."

They said that should the city treasurer proceed with the auction, "UP personnel, students, as well as those performing vital functions in support of [the university's] educational purpose will eventually be deprived of continuous and peaceful use of the subject property."

Judge Fernandez, meanwhile, scheduled the next hearing on the petition for prohibition in March next year.

* QC - UP Diliman Auction

The Philippine STAR B-4
FRIDAY, MARCH 22, 2013

# QC goes after Marcos properties

Quezon City Treasurer Edgar Villanueva is auctioning two substantial chunks of residential lots said to be owned by late President Marcos.

The Marcos properties, one lot measures 4,834 square meters and the other 730 sqm, have racked up over P700,000 in real estate tax delinquencies since 1985.

It is not immediately clear whether the two lots are contiguous. The properties are located in barangay Pasong Tamo in a neighborhood that is said to had been overran by squatters.

The Marcos land is among the nearly 750 properties on the auction block on April 4. Among the other notable delinquents: Roman Catholic Archbishop of Manila, retired Supreme Court Justice Bernardo Pardo, heirs of Gregorio Araneta, Franciscan Filipino Vicariate of St. Gregory, Missionary Cathechists of St. Therese, Society of the Divine Word, Episcopal Church, former Binibining Pilipinas Universe Abbygale Arenas, stockbroker Myron Papa and Presidential Assistant on Climate Change Elisea Gozun.

QC auction properties

Manila Standard Today
Mon., June 22, 2007 p. A3

# Quezon City sets auction of upscale men's club

THE Quezon City government will auction off the posh La Legende Entertainment Complex on June 21 after the owners of the upscale men's club and massage parlor failed to settle P36.6 million in taxes that have not been paid since 1999.

The complex on Quezon and Araneta Avenues in Quezon City is among several tax-delinquent properties that the Quezon City government plans to sell.

In a last-ditch effort to keep La Legende from the auction block, the owners sought a meeting with city treasurer Victor Endriga, and negotiations are still ongoing.

Sources close to the negotiations said Endriga had met frequently in the past with members of the affluent Go family that owns the property. **Standard Today** repeatedly tried but failed to reach Endriga.

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auction Property

Manila Standard TODAY
SEPTEMBER 19, 2005
page A-5

# 294 properties in QC auction

By Rio N. Araja

THE Quezon City government put on the auction block 294 properties with delinquent land taxes but could only dispose of a handful of properties, including a P22.5-million home in posh Corinthian Gardens that was sold for P5.2 million.

But there were no takers for several prime QC properties, including the Capitol Golf and Country Club on Tandang Sora Avenue and the Tivoli Country Club near Commonwealth Avenue.

Quezon City Treasurer Victor Endriga said Tivoli owed the city government some P35,786,154.90 from 1996 until 2005, while Capitol Golf failed to pay P2.4 million from 1996 until 2005.

He said the city government generated an added revenue of P222 million during the bidding held last Sept. 15.

Also sequestered for tax delinquencies are the equipment of Sir William Hotel; the Urban Bank, Solid Bank and Pilipinas Bank branches on Quezon Avenue, and Development Bank of the Philippines branch in Barangay Nagkaisang Nayon; the Wendy's restaurant on Quezon Avenue; the Islacom Building in Barangay South Triangle; two Jollibee outlets in Barangay West Triangle and the Uniwide Sales outlet in Barangay Gulod in Novaliches.

"These properties now belong to the city government," Endriga said, adding that the city government expects to earn billions of pesos if the delinquent taxpayers fail to settle their backtaxes.

Endriga said the biggest sale during the auction on Sept. 15 was the Corinthian Gardens property owned by a certain Richard Go. The house at 19 Ocampo St. in the posh subdivision is worth P22.5 million but was sold for only P5.2 million.

"We reached a record high for the sale of one property only, the biggest property in the list of delinquent real-estate owners," Endriga told the **Standard Today**.

He said Go never surfaced despite several notices of levy received by his caretakers. Many interested bidders went to house to inspect Go's house and lot before the auction.

Endriga said city officials were amazed that the owner of the property did not appear at city hall to settle his backtaxes, which amounted only to P759,970.48 in unpaid taxes from 1994 until 2005.

Endriga, however, is giving Go the chance to redeem his property until Sept. 15 next year.

QC auction properties