



Republic of the Philippines  
Tanggapan ng Sangguniang Panlungsod  
City of Naga



**ORDINANCE NO. 92-027**

**AN ORDINANCE PRESCRIBING THE RULES AND REGULATION FOR THE PROPER USE, MAINTENANCE AND ADMINISTRATION OF PANGANIBAN BEAUTIFICATION AND UPGRADING PROJECT: -**

Author: Hon. Agapito Tria

Be it ordained by the Sangguniang Panlungsod of the City of Naga, that:

**SECTION 1. - TITLE OF ORDINANCE. -** This ordinance shall be known as “KAPITBISIG SA PANGANIBAN”.

**SECTION 2. - SCOPE OF ORDINANCE. -** This ordinance shall cover the following:

- a) Proper use, maintenance and administration of the lease premises;
- b) Provision of the required facilities;
- c) Sub-leasing or transfer/sale of the building and rights over the lease premises;
- d) Types of business to be allowed in the project;
- e) Sanctions and penalties to be imposed for non-compliance of the rules and regulations of the project.

**SECTION 3. - COVERAGE OF THE PROJECT. -** The Panganiban beautification and upgrading project covers the areas along the PNR right-of-way along Panganiban Drive which was leased by the City Government of Naga from the Philippine National Railways and portion of the right-of-way which have now thirteen (13) duplex and seven (7) pavilion buildings of uniform designs with parking and landscapes areas.

**SECTION 4. - PROPER USE AND MAINTENANCE OF THE BUILDING LEASE PREMISES. -**

- a) All buildings and facilities in the said project must conform with the design standards made by the city government (refer to Annex A Building Plans and Site Development Plan). Any deviations from the design have to be approved by the city prior to implementation.
- b) Strictly no structure or facility shall be constructed or provided at the back of the building whether permanent or temporary.
- c) Parking shall be done at the designated parking areas only. Buses, trucks and other large vehicles are strictly not allowed to park at the parking area. Strictly no parking shall be done in front of the building.
- d) Loading and unloading shall be allowed in front of the building for small times only anytime of the day provided the vehicle containing the items being loaded and unloaded will be parked properly near the building so as not to obstruct the flow of traffic in the area. Loading and unloading of items in a bulk shall be made only during night time from 7:00 P.M to 6:00 A.M.:

- e) In the use of the building for business purposes, it is strictly prohibited to put or hang any goods or display outside the building walls or outside the entrance of the building;
- f) All landscape areas assigned to every building owners shall be maintained and trimmed at all times;
- g) All building owners are required to provide regular repair and maintenance to his her building and to repaint its roofs and walls of the city approved colors at least once every two (2) years or as deemed necessary to retain at all times uniformity and cleanliness of the stall structures.

**SECTION 5. - PROVISIONS OF THE REQUIRED FACILITIES. -** All building owners or sub-leases are required to provide the following facilities in the project area:

- a) a 21/2 meter CHB fence with cyclone wire on the top (refer to attached plan)
- b) a parking area and a landscape ( refer to attached plan)
- c) a plastic sign with the trade/business name with measurements not more than 1.00 meter x 3.00 meters to be installed on the front wall or outside the building parallel or perpendicular to the road. If the plastic or neon sign will be installed independent of the building, its support must not obstruct the parki9ng area or it should not about or exceed the inner side of the sidewalk.

**SECTION 6. - SALE/TRANSFER OF BUILDING OR SUB-LEASING. -** Any plan by the building owner to sub-lease or sell the building to any person or entity, he/she has to secure first the approval of the city prior to the execution of the lease, transfer or sale. In the written request, the name of the prospective sub-lessee or buyer and the specific type of business to be put-up should be indicated therein.

**SECTION 7. - TYPES/NATURE OF BUSINESS TO BE ALLOWED IN THE PROJECT -** The following types of business shall be allowed in the project:

- a) Office
- b) Boutique
- c) Canteen/Snack House/Ice cream Parlors
- d) Drugstore
- e) Tailoring/Dressmaking shops
- f) Grocery
- g) Pawn shop
- h) Beauty Parlors
- i) Display stores of merchandise items except coffins, lumber and engine blocks and auto chassis
- j) Flower shops
- k) Advertising agencies
- l) Barber shops
- m) Collection agencies
- n) Commercial brokers
- o) Laundry Shops (including dry cleaning establishments, steam laundry or laundry using washing machine)
- p) Massage and therapeutic clinics
- q) Painting shops
- r) Plastic lamination, photostatic, white/blue printing, recopying or duplicating services
- s) Photographic studies
- t) Travel agencies
- u) Watch repair shops/or center
- v) Typewriter repair shops/office equipment

- w) Messengerial services
- x) Professional service establishments rendering legal, accounting, engineering, architectural, surveying, medical, chemical or veterinary services.

**SECTION 8.** - All building owners and or tenants in the said project are given thirty (30) days from the approval and enactment of the ordinance to correct any deficiencies or violations in their respective areas as provided in this ordinance.

**SECTION 9.** - PENALTY - Any violation of any of the provisions of this ordinance shall be penalized as follows:

- a) If the violation is committed by the tenant or sub-lessees of the building, the penalty is automatic cancellation of his/her business license and closure of his/her business activity.
- b) If the violation is committed by the building owner, the penalty is a fine of not less than P5, 000.00 or cancellation of his/her contract or lease with the City Government at the discretion of the Court.

**SECTION 10.** - SEPARABILITY CLAUSE. - Should any section or provision of this ordinance be declared by the court to be unconstitutional or void such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part so d3exclared to be unconstitutional or void.

**SECTION 11.** - REPEALING/AMENDATORY CLAUSE. - All ordinances, rules and regulations or portion thereof, inconsistent with this ordinance are hereby repealed, amended and/or modified accordingly.

**SECTION 12.** - EFFECTIVITY CLAUSE. - This ordinance shall take effect upon its approval.

**ENACTED:** August 5, 1992

**WE HEREBY CERTIFY** to the correctness of the foregoing ordinance.

**J. ANTONIO A. AMPARADO**  
City Secretary

**LOURDES V. ASENCE**  
City Vice Mayor & Presiding Officer

APPROVED:

**JESSE M. ROBREDO**  
City Mayor