



Republic of the Philippines
Tanggapan ng Sangguniang Panlungsod
City of Naga



ORDINANCE NO. 2002-011

AN ORDINANCE ADJUSTING THE RENTAL RATES AT THE PANGANIBAN UPGRADING AND BEAUTIFICATION PROJECT AND AUTHORIZING THE CITY MAYOR TO RENEW THE LEASE CONTRACT THEREAT INCORPORATING THE UPGRADED RENTAL RATES:-

Author: Hon. Simeon F. Adan

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

SECTION 1. - TITLE. - The title of this Ordinance shall be “An Ordinance Adjusting the Rental Rates at the Panganiban Upgrading and Beautification Project and Authorizing the City Mayor to Renew the Lease Contract Thereat Incorporating the Upgraded Rental Rates”.

SECTION 2. - SCOPE AND COVERAGE. - This Ordinance shall apply to all the buildings and establishments covered by the Panganiban Upgrading and Beautification Project known as the “KAPIT-BISIG SA PANGANIBAN” Project consisting of Duplex and Pavilions constructed along one side of Panganiban Avenue, Naga City alongside the PNR Railroad Tracks consisting more or less of THIRTEEN (13) DUPLEX buildings and SEVEN (7) PAVILIONS, the latter divided into “DOORS”.

SECTION 3. - RENTAL RATES AND MODE OF PAYMENT. - The rate of rentals of these commercial buildings consisting of doors for both Duplex and Pavilions shall be uniform for all, setting said rentals at FOUR PESOS (P4.00) per square meter of the area including parking area and other facilities therein, per month.

- 3.1. Said rentals shall be paid on a monthly or quarterly basis, the said to be paid on the first week of the month or the quarter, as the case may be, without incurring any interest or penalty.
- 3.2. Penalties shall be imposed only when overdue after the period provided either monthly or quarterly at the legal rates prevailing.

SECTION 4. - LEASE CONTRACT. - This Ordinance hereby authorizes the City Mayor of Naga to renew and sign the Lease Contract with all the Building Owners of the Project determining for this purpose the actual building owners as are now entitled to the same and incorporating in the provisions of said Contract the upgraded rates as herein prescribed and setting the terms and conditions in said Lease Contract, and the City as the Lessor of said establishment in accordance with the provisions of this ordinance.

The term of the Lease Contract shall be five (5) years and renewable upon agreement of the parties.

SECTION 5. - All lease rentals and interests derived from this project shall accrue to the General Fund of the City and paid directly to the City Treasurer.

SECTION 6. - SEPARABILITY CLAUSE. - Should any provision of this ordinance or the application thereof to any person or entity be declared invalid or unconstitutional, the remainder of the ordinance not otherwise declared so, shall be valid and effective.

SECTION 7. - REPEALING/AMENDATORY CLAUSE. - All ordinances, rules and regulations, executive orders or portions thereof inconsistent with this ordinance are hereby repealed, amended and/or modified accordingly.

SECTION 8. - EFFECTIVITY. - This ordinance shall take effect upon its approval and publication in a newspaper of local circulation.

ENACTED: February 13, 2002.

WE HEREBY CERTIFY to the correctness of the foregoing ordinance.

J. ANTONIO A. AMPARADO
Secretary to the
Sangguniang Panlungsod

ESTEBAN R. ABONAL
City Vice Mayor & Presiding Officer

APPROVED:

JESSE M. ROBREDO
City Mayor