



**Republic of the Philippines
Tanggapan ng Sangguniang Panlungsod
City of Naga**



ORDINANCE NO. 2002-084

AN ORDINANCE ADOPTING A CLASSIFICATION OF THE STALLS AT THE NAGA CITY PUBLIC MARKET AND PRESCRIBING CORRESPONDING RATES OF GOODWILL FOR THE FINAL TRANSFER OF RIGHTS OF OWNERSHIP THEREOF:-

Sponsors: Hon. Simeon F. Adan
Hon. William G. Del Rosario

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

SECTION 1. - TITLE. - This ordinance shall be known as “An Ordinance Adopting a Classification of the Stalls at the Naga City Public Market and Prescribing the Corresponding Rates of Goodwill for the Final Transfer of Rights of Ownership Thereof”.

SECTION 2. - COVERAGE. - This ordinance shall cover all the stalls at all sections at the 1st, 2nd and 3rd floors of the Naga City Public Market.

SECTION 3. - DEFINITION OF TERMS. -

- a. Stall – this refers to each unit of the public market being occupied by a particular vendor or operator of business in said market;
- b. Section – this is the aggrupation of stalls belonging to a group of dealers of similar goods or enterprise such as dry goods section, fresh fish section, vegetable section, etc.;
- c. Corner stalls – all stalls located at the corner of a particular alley or row of stalls;
- d. Front stalls, middle stalls, posterior stalls – all these items refer to their relative positions in a row of stalls which are self-explanatory;
- e. Ground floor, Second floor, Third floor – these are the floor areas of the Naga City Public Market;
- f. Post to Post – refers to the stalls located adjacent to the concrete posts at the ground floor of the Naga City Public Market occupying at least one meter on both sides of each post;
- g. Color Codes – the stalls at the Naga City Public Market are assigned colors such as Green, Blue, Orange, Pink and Violet indicated to facilitate classification of various stalls;
- h. Goodwill – is referred to herein as the equivalent amount considered being the cost of each of these stalls of the Naga City Public Market if and when such stalls are to be transferred for the last and only time to its present occupant or its final occupant.

SECTION 4. - CLASSIFICATION OF STALLS AND THE CORRESPONDING RATES OF GOODWILL FOR THE TRANSFER OF RIGHTS OF OWNERSHIP OF EACH STALL IN THE NAGA CITY PUBLIC MARKET. -

4.1 GROUND FLOOR: Classified into front stalls which are facing the main streets and interior stalls.

4.1.1 Front stalls are divided into the following classifications together with its color coding and corresponding rate of goodwill:

1 st Class (Green)	All stalls located at the corner facing General Luna Street Two Hundred Thousand Pesos (P200,000.00)
2 nd Class (Pink)	All stalls adjacent to the corner facing General Luna St., corner stalls facing Prieto St., J. Hernandez Avenue and Padian Underpass. One Hundred Seventy Five Thousand Pesos (P175,000.00)
3 rd Class (Blue)	All stalls adjacent to the corner facing Prieto St., J. Hernandez Avenue and Padian Underpass One Hundred Fifty Thousand Pesos (P150,000.00)
4 th Class (Orange)	All stalls facing Zamora Underpass One Hundred Twenty Five Thousand Pesos (P125,000.00)
5 th Class (Violet)	All stalls located Short St. A&B and stalls facing Riverside, All Fresh Fruits stalls including stalls beside and under Tabuco Bridge One Hundred Thousand Pesos (P100,000.00)

4.1.2 Interior Stalls are divided into several classifications depending on its section and location together with its color coding and corresponding rate of goodwill

1 st Class (Green/Orange)	Stalls identified as Carenderia Section which is located at Ground floor, Open Patio No. 2 Fifty Thousand Pesos (P50,000.00)
2 nd Class (Violet)	All corner stalls at Nepa Goods Section adjacent to Open Patio No. 3-4 Forty Thousand Pesos (P40,000.00)
3 rd Class (Orange)	All corner stalls located adjacent to Open Patio No. 1-2 more identified as section of General Merchandize, Dry Goods, Dress Shop, Beauty Parlor, Chucheria, Goldsmith, Grocery and Rice Sections Thirty Thousand Pesos (P30,000.00)
4 th Class (Green)	All corner stalls located at Rice Section Twenty Five Thousand Pesos

5 th Class (No Color)	(P25,000.00) All stalls adjacent to the corner from Open Patio No. 1-5 Twenty Thousand Pesos (P20,000.00)
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4.1.3 Post to Post

1 st Class (General Luna St.)	Thirty Thousand Pesos (P30,000.00)
2 nd Class (J. Hernandez Avenue)	Twenty Thousand Pesos (P20,000.00)
3 rd Class (Zamora St.)	Ten Thousand Pesos (P10,000.00)

4.2 SECOND FLOOR:

4.2.1 Fresh Fish Section:

Class A (Green)	From corner to corner tiled table bounded by the Sari-Sari Section under Zamora Underpass including front tiled table stalls located at the center pasillo of Fresh Fish Section including front tiled table stalls facing peripheral wall of Stair No. 7 (Second floor) Twenty Thousand Pesos (P20,000.00)
Class B (Pink)	From corner tiled table stalls facing General Luna St., Short St. A up to corner tiled table stall facing the Men's Comfort Room Fifteen Thousand Pesos (P15,000.00)
Class C (Orange)	All tiled table stalls facing each other bounded by the prime pasillo starting from the Men's Comfort Room going to Stair No. 8 (Riverside) Ten Thousand Pesos (P10,000.00)
Class D (Blue)	All tiled table stalls facing General Luna St., starting at the foot of the bridge up to the tiled table stalls near Stair No. 8 facing the Riverside. Seven Thousand Five Hundred Pesos (P7,500.00)
Class E (Violet)	All interior tiled table stalls near Ramp No. 2 and near the wall side of Men's Comfort Room. Five Thousand Pesos (P5,000.00)

4.2.2 Sari-Sari Section:

Class A (Green)	Ulterior stalls along pasillo near Stair No. 4, facing Open Patio No. 3 up to the front stalls facing the wall of Men's Comfort Room of the Meat Section including stalls near Stair No. 6 and all front stalls along the pasillo facing Zamora Underpass up to the first stall facing Fresh Fish Section
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Class B (Pink)	Fifty Thousand Pesos (P50,000.00) All stalls near Stair No. 5 including corner stall near Ramp No. 2, all stalls lining the wall over Short St. B including facing and posterior stalls facing General Luna Street
Class C (Orange)	Forty Thousand Pesos (P40,000.00) All posterior stalls near Ramp No. 2 Thirty Thousand Pesos (P30,000.00)
4.2.3 Meat Section:	
Class A (Green)	Corner stall near Stair No. 5 up to stalls facing the pasillo (Men's Comfort Room) boundary of Sari-Sari Section including the corner stall facing J. Hernandez Avenue side bounding Sari-Sari Section. Twenty Thousand Pesos (P20,000.00)
Class B (Pink)	From corner stall facing Dried Fish Section, posterior stalls facing J. Hernandez Avenue side. Fifteen Thousand Pesos (P15,000.00)
Class C (Orange)	All posterior stalls facing Dried Fish Section including stalls fronting J. Hernandez Avenue side up to the second to the last corner of the Meat Section bounding Sari-Sari Section Ten Thousand Pesos (P10,000.00)
4.2.4 Chicken Section:	
Class A (Green)	All posterior stalls facing the Pork Section of the Meat Section. Twenty Thousand Pesos (P20,000.00)
Class B (Pink)	All posterior stalls facing the Hog Section of the Meat Section Fifteen Thousand Pesos (P15,000.00)
4.2.5 Dried Fish Section:	
Class A (Green)	All stalls facing the Chapel and the Market Office including stalls along pasillo facing Open Patio No. 4 Forty Thousand Pesos (P40,000.00)
Class B (Pink)	All stalls facing face to face situated at the pasillo bounded by the Meat Section and the Agr-product Section Thirty Thousand Pesos (P30,000.00)
Class C (Orange)	All interior stalls situated at the secondary pasillo of Dried Fish Section Twenty Thousand Pesos (P20,000.00)

4.2.6 Dry Goods Section:

Class A (Green)

From corner stall going to Market Office bounded by the Maritatas Section and Dried Fish Section

Fifty Thousand Pesos P50,000.00)

Class B (Pink)

All stalls facing face to face from the boundary of Agri-product Section extending up to the boundary of Maritatas Section

Forty Thousand Pesos P40,000.00)

4.2.7 Agri-Product Section:

Class A (Green)

All middle stalls facing Prieto St. extending up to the stalls near Stair No. 2 up to the stall corner of J. Hernandez side.

Twenty Thousand Pesos P20,000.00)

Class B (Pink)

5th stall from the corner of J. Hernandez side up to the boundary of Dried Fish Section extending to the surrounding stalls half portion of Open Patio No. 1 and stalls near the toilet of Agri-Product Section

Ten Thousand Pesos (P10,000.00)

Class C (Orange)

All stalls facing General Luna St. and all stalls behind the main pasillo of Agri-Product Section

Five Thousand Pesos (P5,000.00)

4.2.8 Agri-Product Transient:

Class A (Green)

From corner stall at Stair No. 1 and all stalls facing Prieto St. side

Ten Thousand Pesos (P10,000.00)

Class B (pink)

All posterior stalls facing Prieto St. side
Seven Thousand Five Hundred Pesos(P7,500.00)

4.2.9 Maritatas Section:

Class A (Green)

All corner stalls situated on the pasillos of the Maritatas Section

Fifteen Thousand Pesos (P15,000.00)

Class B (Pink)

All posterior stalls situated on the secondary pasillos of the Maritatas Section including those facing General Luna side.
Ten Thousand Pesos (P10,000.00)

4.3 THIRD FLOOR:

4.3.1 Pavenas Section:

Class A (Green)

Corner stall facing General Luna St.

	extending up to the corner stall facing the riverside, corner to corner stall surrounding the peripheral wall (Stair No.7) facing the riverside, corner stalls fronting Pavenas Office extending up to the 2 nd to the last corner stall.
Class B (Pink)	Fifteen Thousand Pesos (P15,000.00) From corner stall facing the riverside up to the half portion of the peripheral wall of Ramp No. 2, corner stall near Stair No. 6 facing J. Hernandez Avenue side, corner stall facing Stair No. 6 extended and lined surrounding the peripheral wall of Zamora Light Well, corner to corner stall facing Open Patio No. 5 extended up to the stall located at the peripheral wall surrounding Open Patio No. 5 and Stair No. 7, corner stall situated in the middle (lined stalls) of the Pavenas Section extended up to the surrounding peripheral wall of Open Patio No. 4
Class C (Orange)	Ten Thousand Pesos (P10,000.00) All middle stalls situated in the peripheral wall of Ramp No. 2 extended lined stalls attached to the peripheral wall J. Hernandez Avenue side, all stalls attached and lined in the peripheral wall of Zamora Light Well facing J. Hernandez Avenue side including all stalls at the peripheral wall of Stair No. 5 and all stalls near the New Vendors Association Section. Seven Thousand Pesos (P7,000.00)

SECTION 5. - All transactions made in connection with the transfer of rights of ownership of stalls hereinabove established under this ordinance shall be under the supervision of the Office of the Market Superintendent and his staff and in coordination with the Office of the City Treasurer.

SECTION 6. - All income derived from any of the transactions referred to herein as goodwill shall accrue to the General Fund of the City and paid directly to the Office of the City Treasurer and covered by a specific and separate report of the offices concerned.

SECTION 7. - Manner of Payment of Goodwill. -

- 7.1. The payment of goodwill hereinabove provided shall be paid in this manner: For amounts Twenty Thousand Pesos (P20,000.00) and above, the same must be paid in cash within the period of six (6) months from approval of this ordinance. Payments of goodwill, however, for amounts below Twenty Thousand Pesos (P20,000.00) maybe given a grace period of one (1) year to pay from the approval of this ordinance; provided, however, that at least thirty percent (30%) of the amount of goodwill is paid upon approval of this ordinance and the balance be paid in equal monthly installments during the grace period above stated;

- 7.2. The determination of the stalls to be covered and entitled to the payment of goodwill as above stated shall be based on the list of stalls transferred to an occupant other than the original awardees thereof reckoned from November 30, 2002 as determined by an inventory of the Market Office. All such illegal transfers made after such date as are determined by such office shall not be covered by goodwill but shall come under the provisions of Section 9 hereof with penalty plus outright termination of the Contract of Lease and for the occupant to vacate the stall in favor of the City.

SECTION 8. - THE LAST AND FINAL TRANSFER OF STALLS. - It is understood that the transfer contemplated under this ordinance shall be the last of its kind and the City shall not allow any other instance of transfer of ownership of stalls in the Public Market except in the implementation of this ordinance only for a period of six (6) months from approval hereof and thereafter only upon surrender of the said stall to the City subsequent award thereof by a bidding process provided under the original rules and regulations on this subject.

SECTION 9. - PENALTY CLAUSE. - Violation of any provisions of this ordinance especially as to Section 8 herein shall be punished by a fine of FIVE THOUSAND PESOS (P5,000.00) at any one time plus the termination of the Contract of Lease and an order to vacate the stall concerned.

SECTION 10. - REPEALING/AMENDATORY CLAUSE. - All ordinances, executive orders, rules and regulations, and other issuances of the city government, or parts thereof, inconsistent with this ordinance are hereby repealed and/or modified accordingly.

SECTION 11. - EFFECTIVITY. - This ordinance shall take effect upon approval and publication in a newspaper of local circulation.

ENACTED: December 18, 2002

WE HEREBY CERTIFY to the correctness of the foregoing ordinance.

JOSE C. RAÑOLA, M.D.
Acting City Vice Mayor & Presiding Officer

GIL A. DE LA TORRE
Board Secretary III &
Secretary-Designate

APPROVED:

JESSE M. ROBREDO
City Mayor