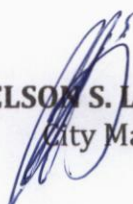



1st Indorsement

March 30, 2023

Respectfully endorsing to the Honorable Members of the Sangguniang Panlungsod thru the Presiding Officer the herein letter of Mr. Roderick D. Reforsado, Terminal Manager Designate of Bicol Central Station, relative to the recommendation on the proposed rationalization of Bicol Central Station stall rental rates with due compliance to the instructions of Market Awards Committee, subject for consideration of the Sangguniang Panlungsod.


NELSON S. LEGACION
City Mayor

SPIn	2023-0405
RECEIVED	
TANGGAPAN NG SANGGUNIANG PANLUNGSOD NG NAGA	
Date:	MAR 30 2023
Time:	4:40
By:	



Republic of the Philippines
BICOL CENTRAL STATION
 City of Naga, 4400



March 20, 2023

MR. ELMER S. BALDEMORO
 City Administrator & Chairman
 Market Awards Committee (MAC)



Dear Sir:

Greetings from BCS!

May we formally request endorsement from the Market Awards Committee to the Sangguniang Panlungsod relative to the recommendation of this office on the proposed rationalization of Bicol Central Station stall rental rates with due compliance to the instructions of MAC members during the May 17, 2022 and June 21, 2022 MAC meetings held at the Naga City People's Mall (NCPM) office; to wit:

A. May 17, 2022 MAC Meeting Instructions:

- Submit recommendation rationalizing BCS stall rental rates by considering suggestions from members of the Market Awards Committee.
- Higher price per square meter to those tenants who gets higher income at the facility and those tenants where businesses are non-related to bus terminal product and services.
- BCS can impose uniform price per square meter on stalls with businesses related to bus terminal product and services, such as eatery, souvenir shoppes, sari-sari and general merchandise stores, and the likes, due to accessibility and fair distribution of foot traffic unlike NCPM which has patios and three-level structure.

B. June 21, 2022 MAC Meeting Instructions:

- Specify the nature of business for stalls who gets higher income at the facility and those tenants where businesses are non-related to bus terminal product and services.

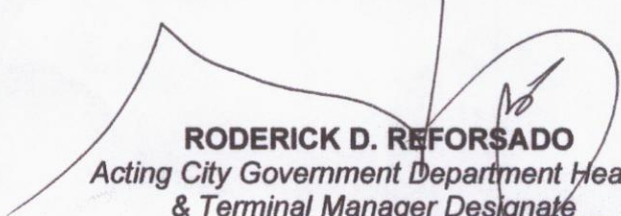
Relative to the above, our recommendation are as follows;

- a) Uniform ₱ 600.00 per square meter to those tenants who gets higher income at the facility such as Bus Companies Booking Offices, Cargo or Warehouse and businesses non-related to bus terminal product and services such as Lotto Outlet, Cellphone Shop Repair & Accessories, Garments, Pawnshop and Financing Business.
- b) Uniform ₱ 500.00 per square meter on stalls with businesses related to bus terminal product and services, such as eatery, souvenir shoppes, sari-sari and general merchandise stores, travel agencies, and the likes.
- c) For three (3) years implementation at 30% increase on the 1st year, another 30% increase on the 2nd year and 40% increase on the 3rd year.

Please find attached detailed stalls by area, proposed price per square meter and computations.

Thank you and more power.

RODERICK D. REFORSADO
 Acting City Government Department Head
 & Terminal Manager Designate
 Central Business District II
 Barangay Triangulo, Naga City
 +63 54 871.55.43 | +63 916.223.2300



cc: MAC Secretariat, File



BCS STALLS BY AREA, RENTAL AND AVERAGE PRICE PER SQUARE METERS, AND RECOMMENDED RATIONALIZED RENTAL RATES

NO.	STALL NO.	BUSINESS NAME	STALL AREA (m ²)	CURRENT STALL RENTAL (P)	PRICE PER m ² (P)	RECOMMENDED FOR PHP 600.00 PESOS PRICE PER SQUARE METER TO BE IMPLEMENTED WITHIN 3-YEARS (30% - 30% - 40%)						
						NEW RENTAL RATES						
						BOOKING OFFICES, CARGO/WAREHOUSE & NON-RELATED BUS TERMINAL PRODUCTS & SERVICES						600.00
1	A-3	PCSO LOTTO OUTLET	20.8	6,400.00	308.43	291.57	87.47	87.47	116.63	8,215.00	10,030.00	12,450.00
2	B-1 & B-2	ADEL BEA CELLSHOP & ACCESSORIES CENTER	13.6	4,200.00	308.82	291.18	87.35	87.35	116.47	5,388.00	6,576.00	8,160.00
3	B-3	QXN MINI-GROCERY	22.1	6,300.00	285.33	314.67	94.40	94.40	125.87	8,384.40	10,468.80	13,248.00
4	B-6	AZAÑES CELFONE CLINIC	25.3	8,100.00	320.16	279.84	83.95	83.95	111.94	10,224.00	12,348.00	15,180.00
5	B-10	HJP PAWNSHOP	18.0	5,000.00	278.40	321.60	96.48	96.48	128.64	6,732.80	8,465.60	10,776.00
6	B-11	M3A INTERNET CAFÉ, CELFONE AND ACCESSORIES	19.5	6,400.00	327.87	272.13	81.64	81.64	108.85	7,993.60	9,587.20	11,712.00
7	C-3	APING'S GEN. MERCHANDISE & LOTTO OUTLET	12.0	9,000.00	750.00	-150.00	-45.00	-45.00	-60.00	8,460.00	7,920.00	7,200.00
8	C-5	SILVER FINANCE, INC.	29.0	7,200.00	247.93	352.07	105.62	105.62	140.83	10,267.20	13,334.40	17,424.00
9	C-6	COTTON WORLD ENTERPRISES	27.8	6,900.00	248.38	351.62	105.49	105.49	140.65	9,830.40	12,760.80	16,668.00
10	C-7A	XI-YOW BARBERSHOP	13.4	2,600.00	193.74	406.26	121.88	121.88	162.50	4,235.60	5,871.20	8,052.00
11	C-9	COTTON WORLD ENTERPRISES	20.9	6,700.00	320.42	279.58	83.87	83.87	111.83	8,453.80	10,207.60	12,546.00
12	C-10	COTTON WORLD ENTERPRISES	22.0	5,600.00	255.13	344.87	103.46	103.46	137.95	7,871.00	10,142.00	13,170.00
13	C-11	COTTON WORLD ENTERPRISES	19.8	5,900.00	297.38	302.62	90.79	90.79	121.05	7,701.20	9,502.40	11,904.00
14	C-12 & C-18	RAYMOND TRANSPORT	30.3	18,600.00	613.25	-13.25	-3.98	-3.98	-5.30	18,479.40	18,358.80	18,198.00
15	C-13	DEL MONTE LAND TRANSPORT BUS (DLTB)	20.9	12,800.00	613.61	-13.61	-4.08	-4.08	-5.45	12,714.80	12,629.60	12,516.00
16	C-17	BISAKOL OUTDOOR SHOP	24.1	4,100.00	169.91	430.09	129.03	129.03	172.03	7,213.40	10,326.80	14,478.00
17	C-19	ALPS THE BUS INC. (BOOKING OFFICE)	14.9	7,100.00	477.15	122.85	36.85	36.85	49.14	7,648.40	8,196.80	8,928.00
18	C-20	PEÑAFRANCIA TOURS & TRAVEL TRANSPORT, INC.	20.3	7,100.00	350.10	249.90	74.97	74.97	99.96	8,620.40	10,140.80	12,168.00
19	C-21	BICOL ISAROG TRANSPORT SYSTEM, INC.	20.6	7,100.00	344.66	255.34	76.60	76.60	102.14	8,678.00	10,256.00	12,360.00
20	C-22	PHILTRANCO SERVICE	20.2	6,800.00	337.30	262.70	78.81	78.81	105.08	8,388.80	9,977.60	12,096.00
21	C-23	AMIHAN BUS LINES	20.8	7,100.00	340.85	259.15	77.74	77.74	103.66	8,719.40	10,338.80	12,498.00
22	C-26	TIERRA DE IBALON TOURS	15.5	7,100.00	458.06	141.94	42.58	42.58	56.77	7,760.00	8,420.00	9,300.00
23	C-27		15.8	7,100.00	450.79	149.21	44.76	44.76	59.68	7,805.00	8,510.00	9,450.00
24	D-1	HJP PAWNSHOP	10.9	6,200.00	571.43	28.57	8.57	8.57	11.43	6,293.00	6,386.00	6,510.00
25	F-3	DEL MONTE LAND TRANSPORT BUS (DLTB)	14.2	6,400.00	451.02	148.98	44.69	44.69	59.59	7,034.20	7,668.40	8,514.00
26	WARE HOUSE 1	RAYMOND TRANSPORT (CARGO)	75.6	30,000.00	396.83	203.17	60.95	60.95	81.27	34,608.00	39,216.00	45,360.00
T O T A L			568.1	207,800.00	373.73	5,883.03	1,764.91	1,764.91	2,353.21	247,719.80	287,639.60	340,866.00

BCS STALLS BY AREA, RENTAL AND AVERAGE PRICE PER SQUARE METERS, AND RECOMMENDED RATIONALIZED RENTAL RATES

NO.	STALL NO.	BUSINESS NAME	STALL AREA (m ²)	CURRENT STALL RENTAL (P)	PRICE PER m ² (P)	RECOMMENDED FOR PHP 500.00 PESOS PRICE PER SQUARE METER TO BE IMPLEMENTED WITHIN 3-YEARS (30% - 30% - 40%)						
						NEW RENTAL RATES						
STALLS WITH RELATED BUS TERMINAL PRODUCTS AND SERVICES						500.00	0.30	0.30	0.40	2024	2025	2026
1	A-1	FSJ PASALUBONG SENTRAL	63.0	18,500.00	293.65	206.35	61.90	61.90	82.54	22,400.00	26,300.00	31,500.00
2	A-2	ADAM-EVE FOOD HOUSE	19.2	6,400.00	333.33	166.67	50.00	50.00	66.67	7,360.00	8,320.00	9,600.00
3	A-4	GOLDEN NOOK BREAD & GROCERIES	31.1	10,400.00	334.84	165.16	49.55	49.55	66.07	11,939.00	13,478.00	15,530.00
4	A-5	DARWIN VERGARA STORE	35.1	11,000.00	313.39	186.61	55.98	55.98	74.64	12,965.00	14,930.00	17,550.00
5	A-6	P.A. SOTTO TRADING	5.5	3,200.00	579.71	-79.71	-23.91	-23.91	-31.88	3,068.00	2,936.00	2,760.00
7	A-9	TRISHA MAE STORE	14.7	4,100.00	278.91	221.09	66.33	66.33	88.44	5,075.00	6,050.00	7,350.00
8	A-10	VISTA SARI-SARI STORE	14.7	4,500.00	306.12	193.88	58.16	58.16	77.55	5,355.00	6,210.00	7,350.00
9	A-11	MAMA AND RANIA STORE	13.2	3,000.00	227.27	272.73	81.82	81.82	109.09	4,080.00	5,160.00	6,600.00
10	A-12	COMMUTER STORE	13.8	4,300.00	311.59	188.41	56.52	56.52	75.36	5,080.00	5,860.00	6,900.00
11	A-13	SAMUTSARI SARI-SARI STORE	30.2	8,300.00	275.20	224.80	67.44	67.44	89.92	10,334.00	12,368.00	15,080.00
12	A-LOBBY 1	FRUCHOCO SHAKES	4.0	2,800.00	700.00	-200.00	-60.00	-60.00	-80.00	2,560.00	2,320.00	2,000.00
13	A-LOBBY 2	DAINA'S STORE	4.0	2,700.00	675.00	-175.00	-52.50	-52.50	-70.00	2,490.00	2,280.00	2,000.00
14	A-LOBBY 3	V CONCEPT ENTERPRISES (MISTER DONUT)	4.0	2,700.00	675.00	-175.00	-52.50	-52.50	-70.00	2,490.00	2,280.00	2,000.00
15	A-LOBBY 4	YUEKS STORE	4.0	2,700.00	675.00	-175.00	-52.50	-52.50	-70.00	2,490.00	2,280.00	2,000.00
16	B-4	ERWIN & DAYS STORE	19.8	6,300.00	317.54	182.46	54.74	54.74	72.98	7,386.00	8,472.00	9,920.00
17	B-5	RISING SUN FOOD CORP. (DUNKIN DONUTS)	30.6	9,500.00	310.46	189.54	56.86	56.86	75.82	11,240.00	12,980.00	15,300.00
18	B-7	SARE'S PASALUBONG SHOPPE	15.4	5,400.00	349.97	150.03	45.01	45.01	60.01	6,094.50	6,789.00	7,715.00
19	B-9	ALICIA MADRONA SOUVENIR SHOP	17.7	5,300.00	298.93	201.07	60.32	60.32	80.43	6,369.50	7,439.00	8,865.00
20	B-12	PASEO DOSE BOUTIQUE	13.9	6,100.00	438.53	61.47	18.44	18.44	24.59	6,356.50	6,613.00	6,955.00
21	B LOBBY 5	LIAN SARI-SARI STORE	4.6	2,700.00	586.96	-86.96	-26.09	-26.09	-34.78	2,580.00	2,460.00	2,300.00
22	B LOBBY 6	DOTHY AND MAO'S PIZZAHAUS	4.6	2,700.00	586.96	-86.96	-26.09	-26.09	-34.78	2,580.00	2,460.00	2,300.00
23	B LOBBY 7	YAN MAE (EGG MESS) FOOD EXPRESS	4.6	2,700.00	586.96	-86.96	-26.09	-26.09	-34.78	2,580.00	2,460.00	2,300.00
24	B LOBBY 8	DOTHY AND MAO'S BURGER FOOD EXPRESS	4.6	2,700.00	586.96	-86.96	-26.09	-26.09	-34.78	2,580.00	2,460.00	2,300.00
25	B LOBBY 9	SMILE CUPS REFRESHMENT STALL (OVERMANGO)	4.0	2,400.00	600.00	-100.00	-30.00	-30.00	-40.00	2,280.00	2,160.00	2,000.00
26	C-1	V CONCEPT ENTERPRISES (MISTER DONUT)	36.6	12,200.00	333.33	166.67	50.00	50.00	66.67	14,030.00	15,860.00	18,300.00
27	C-2	DOTHY AND MAO'S BREAD TO GO	35.7	12,200.00	342.02	157.98	47.39	47.39	63.19	13,890.50	15,581.00	17,835.00
28	C-4	APING'S CARINDERIA	51.6	8,000.00	155.04	344.96	103.49	103.49	137.98	13,340.00	18,680.00	25,800.00
29	C-7	SAN GABRIEL AUTO SUPPLY	22.6	6,500.00	287.99	212.01	63.60	63.60	84.80	7,935.50	9,371.00	11,285.00
30	C-8	GRAND EXPEDITION TRAVEL SERVICE	37.8	6,300.00	166.58	333.42	100.03	100.03	133.37	10,083.00	13,866.00	18,910.00
31	C-14	SEGUERRA'S STORE	20.2	5,800.00	287.70	212.30	63.69	63.69	84.92	7,084.00	8,368.00	10,080.00
32	C-15	JOSH CYERUS STORE	43.6	12,100.00	277.78	222.22	66.67	66.67	88.89	15,004.00	17,908.00	21,780.00
33	C-24	NIDA TALAGTAG SARI-SARI STORE	34.4	10,700.00	310.69	189.31	56.79	56.79	75.73	12,656.00	14,612.00	17,220.00
34	C-25	JOEM ISHA PASALUBONG SHOP	14.8	6,300.00	426.83	73.17	21.95	21.95	29.27	6,624.00	6,948.00	7,380.00
35	C-28	SARE'S PASALUBONG SHOPPE	15.1	5,400.00	357.14	142.86	42.86	42.86	57.14	6,048.00	6,696.00	7,560.00
36	C LOBBY 9	V CONCEPT ENTERPRISES (MISTER DONUT)	5.5	2,700.00	494.51	5.49	1.65	1.65	2.20	2,709.00	2,718.00	2,730.00
37	C LOBBY 11	AUDRIN'S STORE	5.3	2,900.00	549.24	-49.24	-14.77	-14.77	-19.70	2,822.00	2,744.00	2,640.00

38	C LOBBY 12	L.A. STORE	4.0	2,700.00	675.00	-175.00	-52.50	-52.50	-70.00	2,490.00	2,280.00	2,000.00
39	C LOBBY 13	EMMA-CINDY'S PILINUT	4.0	2,700.00	675.00	-175.00	-52.50	-52.50	-70.00	2,490.00	2,280.00	2,000.00
40	C LOBBY 14	DOLLIE ENCISO STORE	4.0	2,700.00	675.00	-175.00	-52.50	-52.50	-70.00	2,490.00	2,280.00	2,000.00
41	D-2	PODO GRILL & BULALOHAN	20.7	14,400.00	697.00	-197.00	-59.10	-59.10	-78.80	13,179.00	11,958.00	10,330.00
42	D-3	REYDEL EATERY / LUTONG BIKOL	19.8	7,500.00	378.79	121.21	36.36	36.36	48.48	8,220.00	8,940.00	9,900.00
43	D-4	PRINCESS ICEE'S BREAD	11.2	6,900.00	614.97	-114.97	-34.49	-34.49	-45.99	6,513.00	6,126.00	5,610.00
44	D-5	ANGELO AND TWIN'S EATERY	43.0	16,900.00	393.30	106.70	32.01	32.01	42.68	18,275.50	19,651.00	21,485.00
45	D-6	LEA BOBOY EATERY	43.5	16,500.00	379.57	120.43	36.13	36.13	48.17	18,070.50	19,641.00	21,735.00
46	D SIDE WALL 1	EMIN & BEBING STORE	5.8	3,800.00	659.72	-159.72	-47.92	-47.92	-63.89	3,524.00	3,248.00	2,880.00
47	E-4 & E-5	BERT INITIAL ART & DESIGN CENTER	23.8	13,200.00	554.39	-54.39	-16.32	-16.32	-21.76	12,811.50	12,423.00	11,905.00
48	E-6	TAYONA AND FRANCIS PASALUBONG CENTER	12.4	4,400.00	355.99	144.01	43.20	43.20	57.61	4,934.00	5,468.00	6,180.00
49	E-7	DAYJING PILI CANDIES	14.0	5,700.00	405.98	94.02	28.21	28.21	37.61	6,096.00	6,492.00	7,020.00
50	E-8	R.M. BOTER'S STORE	7.0	2,800.00	400.00	100.00	30.00	30.00	40.00	3,010.00	3,220.00	3,500.00
51	E-9	JOSHUA IVAN SARI-SARI STORE	6.3	3,400.00	544.00	-44.00	-13.20	-13.20	-17.60	3,317.50	3,235.00	3,125.00
52	E-10	CLETO FRANCIS BOMBALES PASALUBONG CENTER	12.8	4,500.00	352.94	147.06	44.12	44.12	58.82	5,062.50	5,625.00	6,375.00
53	E SIDE WALL 2	LYN AND LAR SARI-SARI STORE	7.8	3,100.00	395.41	104.59	31.38	31.38	41.84	3,346.00	3,592.00	3,920.00
54	E SIDE WALL 3	FLEDA VALENZUELA STORE	3.6	2,800.00	769.23	-269.23	-80.77	-80.77	-107.69	2,506.00	2,212.00	1,820.00
55	F-1	LORENCITA ALGURA SARI-SARI STORE	8.1	3,600.00	444.44	55.56	16.67	16.67	22.22	3,735.00	3,870.00	4,050.00
56	F-4	DULCERA PINK SHOPPE	7.5	3,800.00	506.67	-6.67	-2.00	-2.00	-2.67	3,785.00	3,770.00	3,750.00
57	F SIDE WALL 4	ANGELINE PERALTA SARI-SARI STORE	6.0	3,500.00	583.33	-83.33	-25.00	-25.00	-33.33	3,350.00	3,200.00	3,000.00
58	F SIDE WALL 5	R3Y HOUSE OF PASALUBONG	15.9	8,700.00	547.17	-47.17	-14.15	-14.15	-18.87	8,475.00	8,250.00	7,950.00
59	A-8	TRECE PATTY FOODHAUS	20.9	20,600.00	986.59	-486.59	-145.98	-145.98	-194.64	17,552.00	14,504.00	10,440.00
60	C LOBBY 10	DE LUMEN'S PILI NUTS CANDIES	4.6	6,000.00	1,304.35	-804.35	-241.30	-241.30	-321.74	4,890.00	3,780.00	2,300.00
61	F-2	VACANT	15.0	6,300.00	420.00	80.00	24.00	24.00	32.00	6,660.00	7,020.00	7,500.00
6	A-7	VACANT	8.5	2,800.00	328.64	171.36	51.41	51.41	68.54	3,238.00	3,676.00	4,260.00
T O T A L			1,020.9	388,000.00	464.75	1,650.03	495.01	495.01	660.01	424,741.00	461,482.00	510,470.00
G R A N D T O T A L			1,589.1	595,800.00	838.48	7,533.07	2,259.92	2,259.92	3,013.23	672,460.80	749,121.60	851,336.00
BCS ADDITIONAL MONTHLY REVENUE ON STALL RENTALS										76,660.80	153,321.60	255,536.00
BCS ADDITIONAL ANNUAL REVENUE ON STALL RENTALS										919,929.60	1,839,859.20	3,066,432.00