



Republic of the Philippines
SANGGUNIANG PANLUNGSOD
City Government of Pasig

Ordinance No. 52
Series of 2022

AN ORDINANCE AMENDING THE 2017 REVISED PASIG REVENUE CODE OF PASIG AND PRESCRIBING THE ADJUSTMENT, SETTING, AND ADOPTION OF REASONABLE FEES FOR THE USE OF RENTAL SPACES FOR COMMERCIAL PURPOSES OWNED BY THE CITY GOVERNMENT.

Author: Councilor Marion Rosalio M. Martires
Co- Author: Councilor Mark Gil M. Delos Santos

WHEREAS, Republic Act No. 7160, also known as the Local Government Code of 1991, states that every local government unit shall exercise the powers to ensure, support, and enhance, among others, economic prosperity and social justice, promote full employment among their residents, maintain peace and order, and preserve the comfort and convenience of their inhabitants. *Further*, R.A. No. 7160 grants authority to the Sangguniang Panlungsod to enact ordinances and approve resolutions, to ensure, among others, efficient and effective delivery of basic services and facilities;

WHEREAS, in Section 17 of Republic Act No. 7160, it is stated that local government units shall endeavor to be self-reliant and shall continue exercising the powers and discharging the duties and functions currently vested upon them. They shall also discharge the functions and responsibilities of national agencies and offices devolved to them pursuant to this Code. Local government units shall likewise exercise such other powers and discharge such other functions and responsibilities as are necessary, appropriate, or incidental to efficient and effective provision of the basic services and facilities enumerated herein. *Further*, Section 17 states that, to ensure the active participation of the private sector in local governance, local government units may, by ordinance, sell, lease, encumber, or otherwise dispose of public economic enterprises owned by them in their proprietary capacity, wherein costs may also be charged for the delivery of basic services or facilities enumerated in this section;

WHEREAS, Ordinance No. 51, or "An Ordinance Enacting the Revised Pasig Revenue Code Providing Penalties Thereof" was enacted on 12 October 2017 (hereinafter referred to as "**2017 Revised Pasig Revenue Code**", for brevity), prescribing, among others, the city charges for the rentals of personal and real properties owned by the City;

WHEREAS, Section 293 of the 2017 Revised Pasig Revenue Code states the different assets of the City Government for lease to the public, and the corresponding fees to be imposed;

WHEREAS, currently, the following assets are available for lease:



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FOOD/COMMERCIAL SPACES			
KIND	LOCATION	SIZE (IN SQ/M)	NUMBER OF AVAILABLE SPACES
Canteen Stalls (City Hall Canteen)	Canteen, Ground Floor, Pasig City Hall, Brgy. San Nicolas	30.00 sqm	6
Food Stands (City Hall Canteen)	Canteen, Ground Floor, Pasig City Hall, Brgy. San Nicolas	10.00 sqm	8
Convenience Store (Ground Floor)	Ground Floor, Pasig City Hall, Brgy. San Nicolas	50.00 sqm	1
Convenience Store (Fourth Floor)	Fourth Floor, Pasig City Hall, Brgy. San Nicolas	50.00 sqm	1
Food Kiosk (Central Park)	Central Park, Pasig City Hall Compound, Brgy. San Nicolas	6.00 sqm	11
Restaurant Space (Central Park)	Central Park, Pasig City Hall Compound, Brgy. San Nicolas	58.60 sqm	1
Food Stalls (Quadrangle)	Quadrangle, City Hall Compound, Brgy.	6.00 sqm	3
Commercial Space A	Along Caruncho Avenue, Brgy. San Nicolas	35.28 sqm	1
Commercial Space B	Along Caruncho Avenue, Brgy. San Nicolas	35.00 sqm	1
Commercial Space C	Along Caruncho Avenue, Brgy. San Nicolas	35.28 sqm	1
Commercial Space D	Along Caruncho Avenue, Brgy. San Nicolas	30.00 sqm	1

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Commercial Space E	Along Caruncho Avenue, Brgy. San Nicolas	17.60 sqm	1
Commercial Space F	Along Caruncho Avenue, Brgy. San Nicolas	15.00 sqm	1
Food Kiosk (TPMO)	TPMO Office, F. Manalo St., Brgy. Sto. Tomas	-	2
Food Kiosk (RAVE)	RAVE, Brgy. San Miguel	3.00 sqm	18
Food Stands (Plaza Rizal)	Plaza Rizal, Brgy. Malinao	10.00 sqm	1
Food Stalls (Ortigas)	Ortigas Elevated Walkway (Central Plaza), Brgy. San Antonio	3.00 sqm	2
OFFICE SPACES			
Office Space (Ground Floor)	Ground Floor, Pasig City Hall, Brgy. San Nicolas	48.00 sqm	1
Office Space	Fifth Floor, Revolving Tower, Brgy. San Nicolas	50.00 sqm	1
		25.95 sqm	1
	Sixth Floor, Revolving Tower, Brgy. San Nicolas	25.95 sqm	2
	Seventh Floor, Revolving Tower, Brgy. San Nicolas	30.59 sqm	1
	Eighth Floor, Revolving Tower, Brgy. San Nicolas	51.00 sqm	1

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SERVICES			
Photocopying Services	Ground Floor, Pasig City Hall, Brgy. San Nicolas	-	4
	Third Floor, Pasig City Hall, Brgy. San Nicolas	-	1
		-	1
	Fourth Floor, Pasig City Hall, Brgy. San Nicolas	-	2
	Central Park, Pasig City Hall Compound, Brgy. San Nicolas	-	1
	GAD Complex, Pasig City Hall Compound, Brgy. San Nicolas	-	1
	TPMO Office, F. Manalo St., Brgy. Sto. Tomas	-	1
Notarial Services	Ground Floor, Pasig City Hall, Brgy. San Nicolas	-	3
	Central Park, Pasig City Hall Compound, Brgy. San Nicolas	-	1
	TPMO Office, F. Manalo St., Brgy. Sto. Tomas	-	1

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WHEREAS, the Chief Executive, in order to streamline the process for the regulation, rent, use, and monitoring of all assets of the City available for rent to the public, issued Executive Order No., PCG-31, or an Executive Order Creating the City Assets Regulatory Committee, and Prescribing its Member List and Duties and Responsibilities Thereof. *Further*, the City Assets Regulatory Committee, upon review of the existing City-owned assets, recommends the amendment of the 2017 Pasig City Revenue Code in order to modernize and streamline the rental fees and covenants of the parties with respect to the use of the properties;

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NOW, THEREFORE, be it **ORDAINED** as it is **ORDAINED** by the *Sangguniang Panlungsod* ng Pasig, in session duly assembled, the following:

SECTION 1. SHORT TITLE. - This Ordinance shall be known and cited as the "An Ordinance Amending the 2017 Revised Pasig Revenue Code and Prescribing the Adjustment, Setting, and Adoption of Reasonable Fees for the Use of Rental Spaces for Commercial Purposes Owned by the City Government".

SECTION 2. SCOPE OF APPLICATION – The amendments introduced herein shall form part of the 2017 Revised Pasig Revenue Code.

For purposes of these amendments, a rental space or an asset available for lease to the public shall be defined as all real properties with the following characteristics:

- (i) The real asset shall be solely titled under the City Government of Pasig, the latter having full authority to rent out, lease, or dispose of the same;
- (ii) The rental period for the same shall not exceed one (1) year; and
- (iii) The real asset does not have its own charter, nor is it under the supervision of an office or department of the City Government of Pasig as per the Annual Investment Program.

SECTION 3. AMENDMENTS TO THE 2017 REVISED PASIG REVENUE CODE. – Section 293 of the 2017 Revised Pasig Revenue Code is hereby amended, as stated in Section 4 of this Ordinance.

SECTION 4. NEW RENTAL RATES. – City-owned Assets available for lease shall be classified and the corresponding rental rate shall be as follows:

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Am/pm

FOOD/COMMERCIAL SPACES

Food Stalls	PhP 1,500.00 per sqm/month, for a 1-3 sqm.
Food Stands	Php 3,800 per 1-10sqm.
Food Kiosks	PhP 3,500.00 per kiosk/month
Convenience Stores	PhP 20,000.00 per 50-60 sqm/month
Restaurant Space	PhP 25,000.00 per 50-60 sqm/month

OFFICE SPACES

Office Spaces	PhP 10,000.00 per 30-40 sq.m/ 15,000.00 per 50-60 sqm/month
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SERVICES

Photocopying Services	PhP 6,000.00 per Machine/month
Notarial Services	PhP 40,000.00 per Desk/month

Verde

Zigzag

Agp

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SECTION 5. TENANT SELECTION PROCESS. – The selection of viable tenants for all City-owned Assets available for lease shall be conducted by the City Assets Regulatory Committee, to be approved by the City Mayor. The Committee shall also prepare the process for application and approval, and shall monitor the same until end of the period for rent.

SECTION 6. CLOSURE OF DELINQUENT/NON-COMPLIANT TENANTS.
– The City Government of Pasig shall, with basis of the grounds provided by the Committee, monitor and close any space for rent after due notice to the current tenant, if any. The tenant shall be given a period of five (5) days in writing upon notice by the Committee to explain or to fix the ground for closure, after which closure proceedings shall be initiated, without prejudice to the payment of existing dues of the tenant.

For any ground involving non-payment, the tenant shall be given a non-extensible period of fifteen (15) days from receipt of notice to pay at least a half of the amount, or an amount acceptable to the Committee, or risk implementation of closure proceedings.



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SECTION 7. NEW ASSETS OF THE CITY. Future City-owned Assets available for lease shall be classified by the City Mayor as Food/Commercial Spaces, Office Spaces, or Services, pursuant to an Executive Order for the rates stated in Section 4 to apply.

SECTION 8. SEPARABILITY CLAUSE. Should any article, section or regulation of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any portion thereof other than the article, section or regulation so declared to be unconstitutional or invalid.

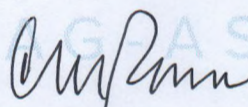
SECTION 9. REPEALING CLAUSE. All ordinances or portions of ordinances in conflict with this Ordinance, or inconsistent with the regulations of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 10. EFFECTIVITY CLAUSE. This Ordinance shall take effect immediately upon its approval.

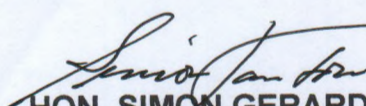
APPROVED, this 15th day of **December 2022** at Pasig City.


HON. RAYMUND FRANCIS S. RUSTIA

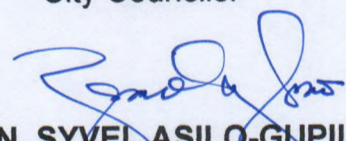
City Councilor


HON. CORAZON M. RAYMUNDO

City Councilor


HON. SIMON GERARD R. TANTOCO

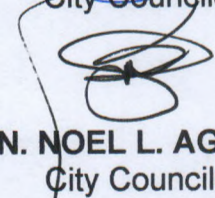
City Councilor


HON. SYVEL ASILO-GUPILAN

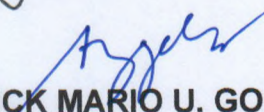
City Councilor


HON. PAUL ROMAN C. SANTIAGO

City Councilor


HON. NOEL L. AGUSTIN

City Councilor


HON. RODERICK MARIO U. GONZALES

City Councilor

Official Leave
HON. QUIN A. CRUZ

City Councilor

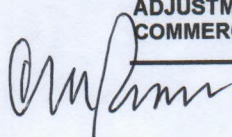
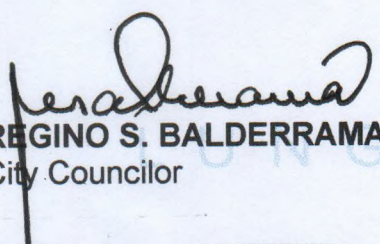


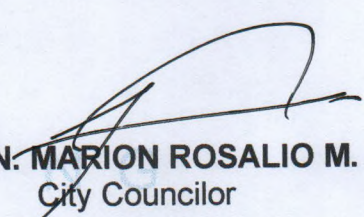
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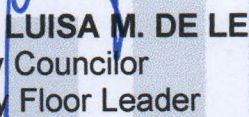
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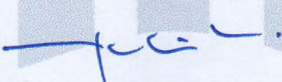


HON. REGINO S. BALDERRAMA
City Councilor


HON. MARION ROSALIO M. MARTIRES
City Councilor

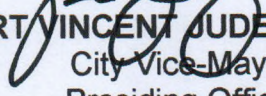
Official Business
HON. RIGOR J. ENRIQUEZ
LIGA President

Official Leave
HON. GEORGIA LYNNE P. CLEMENTE
SK Fed. President

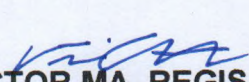

HON. MARIA LUISA M. DE LEON
City Councilor
Minority Floor Leader


HON. MARK GIL M. DELOS SANTOS
City Councilor
Majority Floor Leader


Attested by:


HON. ROBERT VINCENT JUDE B. JAWORSKI, JR.
City Vice-Mayor
Presiding Officer


APPROVED:


HON. VICTOR MA. REGIS N. SOTTO
City Mayor


Attested by:


LOIDA U. VILLANUEVA
Acting City Council Secretary