



Republic of the Philippines
 Province of Cavite
CITY OF BACOOR
Office of the Sangguniang Panlungsod

[Signatures]
 EDWIN G. GAWARAN
 Councilor

[Signatures]
 AVELINO B. SOLIS
 Councilor

[Signatures]
 REYNALDO M. FABIAN
 Councilor

[Signatures]
 VENUS D. DE CASTRO
 Councilor

[Signatures]
 JANAIRO C. SAN MIGUEL
 Councilor

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 REYNALDO D. PALABRICA
 Councilor

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 JAIME A. SAPANGHILA
 Councilor

[Signatures]
 BAYANI M. DE LEON
 Councilor

[Signatures]
 CATHERINE S. EVARISTO
 Councilor - ABC President

[Signatures]
 MA. ELIZA H. BAUTISTA
 Councilor - SKF President

Attested by:
[Signature]
 ATTY. KHAID A. ATEGA, JR.
 Secretary to the Sanggunian

Certified by:
 On Leave
 ROSETTE MIRANDA FERNANDO
 Municipal Vice Mayor/Presiding Officer

Approved by:
[Signature]
 STRIKE B. REVILLA
 Municipal Mayor

PRESENT:

HON. EDWIN G. GAWARAN ----- Acting City Vice Mayor/Acting Presiding Officer

HON. AVELINO B. SOLIS ----- Councilor

HON. REYNALDO M. FABIAN ----- Councilor

HON. VENUS D. DE CASTRO ----- Councilor

HON. JANAIRO C. SAN MIGUEL ----- Councilor

HON. REYNALDO D. PALABRICA ----- Councilor

HON. JAIME A. SAPANGHILA ----- Councilor

HON. BAYANI M. DE LEON ----- Councilor

HON. CATHERINE S. EVARISTO ----- Councilor (ABC-Pres.)

HON. MA. ELIZA H. BAUTISTA ----- Councilor (SKF-Pres.)

ON OFFICIAL LEAVE:

HON. ROSETTE M. FERNANDO ----- City Vice Mayor

By unanimous vote of the members present in regular session assembled acting with a quorum throughout, the following City Ordinance was enacted:

CITY ORDINANCE NO. 32
Series of 2012

AN ORDINANCE AUTHORIZING THE CITY MAYOR TO INVITE INTERESTED PARTIES TO BID FOR THE LEASE OF CERTAIN COMMERCIAL SPACES LOCATED WITHIN THE NEW GOVERNMENT CENTER OF THE CITY OF BACOOR SUBJECT TO CERTAIN CONDITIONS.

Sponsored by: Hon. Avelino B. Solis, Hon. Reynaldo M. Fabian, Hon. Venus D. De Castro, Hon. Janairo C. San Miguel, Hon. Reynaldo D. Palabrica, Hon. Jaime A. Sapanghila, Hon. Bayani M. De Leon, Hon. Catherine Sarino- Evaristo and Hon. Ma. Eliza H. Bautista.

WHEREAS, Section 18 of Republic Act No. 7160 (also known as the "Local Government Code of 1991") empowers local government units to "acquire, develop, lease, encumber, alienate, or otherwise dispose of real or personal property held by them in their proprietary capacity and to apply their resources and assets for productive, developmental, or welfare purposes, in the exercise or furtherance of their governmental or proprietary powers and functions and thereby ensure their development into self-reliant communities and active participants in the attainment of national goals";



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Approved by:

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 Municipal Mayor

WHEREAS, Section 11 paragraph (2) (v) of Republic Act No. 10160 (also known as the "Charter of the City of Bacoor") empowered the Sangguniang Panlungsod to "appropriate funds for the construction and maintenance or the rental of buildings for the use of the City and, upon the majority vote of all the members of the sangguniang panlungsod, the city mayor to lease to private parties such public buildings held in a proprietary capacity, subject to existing laws, rules and regulations";

WHEREAS, the city government is in the process of constructing a new government center in Barangay Bayanan, City of Bacoor;

WHEREAS, the main building being constructed in the said government center that shall house the city hall has many office space that can be leased to the private sector and serve as an additional source of income for the city government;

NOW THEREFORE, be it enacted in regular session assembled that:

Section 1. Authority to Invite Interested Bidders. The City Mayor is hereby authorized to invite the private sector to bid for the lease of all commercial spaces located within the soon to be completed government center pursuant to the provisions of all pertinent laws and government regulations.

Section 2. Conditions of Bidding and of Lease. Aside from the various requirements set under prevailing laws for the bidding of publicly owned properties and facilities, the winning bidders for the lease of the various commercial spaces mentioned above should agree to the following conditions:

a) The lease term shall only be for ten (10) years to be computed from the date of execution of the lease agreement between the winning bidder and the city government;

b) The rental for the leased spaces covered by this Ordinance is One Hundred Pesos (PhP100.00) per square meter which shall be subject to an increase of ten percent (10%) per annum;

c) The winning bidder shall pay an advance deposit equivalent to three (3) months rental and a security deposit equivalent to three (3) months rental payable by means of postdated check which should be delivered to the City Treasurer within ten (10) working days from the date the lease contract has been awarded;

d) All government employees as well as their relatives up to the third degree by affinity and consanguinity are prohibited from participating in the bidding and from leasing the said leased spaces;

e) The winning bidder shall bear the cost of maintaining and repairing the leased space subject to the standards and regulations of the city government which shall include the responsibility of paying the cost of the utilities expended by the lessee. In view thereof, the City Engineer is



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hereby authorized to install such number of sub-meters as may be necessary and proper in the office spaces covered by this ordinance; and

f) The winning bidder shall not be allowed to operate any business that is illegal, immoral, or that poses a threat to public safety. The winning bidder shall also be prohibited from operating any of the following businesses within the leased premises, to wit: (1) beer houses, bars, or nightclubs (2) pawnshop or lending firms (3) sauna, massage, or beauty parlors (4) gambling or any gaming establishments or (5) any other business that diminishes the dignity or aesthetic value of the city government center.

Section 3. Drafting of Lease Agreement. The City Legal Officer is hereby directed to draft the lease agreements mentioned above and to submit the same to the Sangguniang Panlungsod for review and consideration within twenty (20) working days after the date of effectivity of this ordinance.

Section 4. Repealing Clause. Any ordinance, resolution, or executive order contrary to the provisions of this Ordinance are hereby repealed, modified, or amended.

Section 5. Separability Clause. If any provision of this Ordinance is declared void or unenforceable by the proper court of law, the remaining provisions of this Ordinance not be affected by such judicial declaration shall remain valid and enforceable.

Section 6. Effectivity. This Ordinance shall take effect within ten (10) days from its posting in at least three (3) conspicuous places within the City of Bacoor.

Section 7. Dissemination. Let copies of this Ordinance be furnished to the Office of the City Mayor and to other government offices concerned.

ENACTED by the Sangguniang Panlungsod of Bacoor, Province of Cavite this 1st day of October 2012.

I hereby certify that the foregoing City Ordinance is true and correct and that the same was duly approved in accordance with law.

EDWIN G. GAWARAN
 Councilor

AVELINO B. SOLIS
 Councilor

REYNALDO M. FABIAN
 Councilor

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 Councilor / PRC President

MA. ELIZA H. BAUTISTA
 Councilor - SK President

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 Secretary to the Sanggunian

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Ord # 32 - 2012