



Republic of the Philippines
CITY COUNCIL
City of Manila

REGULAR SESSION NO. 82

13TH CITY COUNCIL

Begun and held in the City Council on **Monday**,
the sixteenth day of **March**, Two Thousand Twenty-Six

ORDINANCE NO. 9193

AN ORDINANCE GRANTING THE EIGHT ELEVEN FAMILY ENTERPRISES OPC A FRANCHISE TO OPERATE A WET AND DRY MARKET ON A PARCEL OF LAND LOCATED AT 3564 BUENOS AIRES STREET CORNER ALTURA STREET, BARANGAY 579, ZONE 56, DISTRICT IV, SAMPALOC, MANILA, UNDER CERTAIN TERMS AND CONDITIONS

PRINCIPAL AUTHORS: **HON. LOUISA MARIE “Lady” J. QUINTOS-TAN**, **HON. ELMER “Joel” M. PAR**, **HON. ATTY. JAYBEE S. HIZON**, **HON. RAYMUNDO “Mon” R. YUPANGCO**, Majority Floor Leader, **HON. DON JUAN “DJ” BAGATSING**, **HON. KUYA DOK FRANCIS MICHAEL U. ALMIRON**, **HON. EUNICE ANN DENICE G. CASTRO** and **HON. ANGELA LEI “Chi” I. ATIENZA**, Vice-Mayor and Presiding Officer



EXPLANATORY NOTE

Under existing law, all privately owned and operated markets must secure a franchise from the concerned Sangguniang Panlungsod before it can operate and the grant of franchise is a pre-requisite for the issuance of a business permit.

EIGHT ELEVEN FAMILY ENTERPRISES OPC, located at 3564 Buenos Aires Street corner Altura Street, Barangay 579, Zone 56, District IV, Sampaloc, Manila, if approved, shall seek to be granted a franchise for a period of ten (10) years from the date of approval, subject to the terms and conditions set herein.

It is most respectfully submitted to the 13th City Council for appropriate action.


LOUISA MARIE "Lady" J. QUINTOS-TAN
Councilor, Fourth District
Manila

Be it ordained by the City Council of Manila, in session assembled, *THAT*:

SECTION 1. Definition of Terms. – For purposes of this Ordinance, the following terms are hereby defined as follows:

- a) **City** – Refers to the City Government of Manila.
- b) **Grantee** – Refers to **EIGHT ELEVEN FAMILY ENTERPRISES OPC**, a corporate entity duly organized and existing under the laws of the Republic of the Philippines.
- c) **Franchise** – Refers to the special privilege and legal authority conferred by the City Council upon the Grantee to establish, manage and operate a private market/talipapa within the territorial jurisdiction of the City.
- d) **Wet and Dry Market** – Refers to a public or private market, or a designated section therein, primarily dedicated to the sale of perishable and "wet" commodities, including but not limited to fresh meat, poultry, fish, seafood, fruits, vegetables and other fresh agricultural and aquatic products.
- e) **Continuing Bond** – Refers to a financial guarantee posted by the Grantee in favor of the City of Manila, which remains in effect throughout the duration of the franchise to ensure the faithful performance of and compliance with all terms and conditions set forth in the Ordinance.
- f) **Application Fee** – Refers to the one-time, non-refundable amount paid by the applicant upon filing of the application that shall be intended to defray the administrative and operational expenses incurred by the City Government.
- g) **Franchise Fee** – Refers to the specific fees and charges prescribed under Ordinance No. 8331 otherwise known as the "2013 Omnibus Revenue Code of the City of Manila".
- h) **Tenant** – Refers to the actual occupants, stallholders, or vendors who utilize space within the Grantee's private market premises.
- i) **Reasonable and Equitable Increase** – Refers to an adjustment in market stall fees that does not exceed ten percent (10%) of the existing rates, justified by documented increases in operational overhead or inflation and subject to prior written notice to the Market Administration Office.
- j) **Daily Rental or Fee** – Refers to the amount collected daily from each actual occupant or tenant of the market stalls.

SEC. 2. Terms and Conditions. – The **EIGHT ELEVEN FAMILY ENTERPRISES OPC**, represented by **MS. SUSANA R. DELA CRUZ**, is hereby granted the authority to operate a wet and dry market in a parcel of land located at 3564 Buenos Aires Street corner Altura Street, Barangay 579, Zone 56, District IV, Sampaloc, Manila, subject to the following terms and conditions:

1. The grantee shall pay the one-time franchise fee and other charges as prescribed under Ordinance No. 8331 otherwise known as the "2013 Omnibus Revenue Code of the City of Manila" and for this purpose, the books of the grantee reflecting the gross receipts shall be made available to the City Treasurer or his duly authorized representative(s) on request;
2. The City shall continue to have and exercise the power to impose all applicable permit and license fees and other service charges upon the grantee and the stallholders thereat in accordance with the existing ordinances, rules and regulations;
3. The City shall likewise exercise the power granted it by law to regulate, inspect and supervise the operation of the market to assure compliance with the pertinent rules, ordinances and laws governing markets;
4. The Market Administration Office, in order to insure and maintain the income due to the City, shall have the authority to adopt such measures, impose such charges and penalties and effect such collections due and necessary from the stallholders, conformably with the provision of existing laws and ordinances;

5. The grantee shall see to it that the administration of the market is done in the most efficient manner, with the end in view of faithfully carrying out all the terms and conditions of the grant;
6. The grantee shall abide with the specifications prescribed under the existing Market Code and Building Code on Public Markets, as well as such rules and regulations as may be promulgated from time to time by competent government authorities;
7. The grantee shall pay a one-time, non-refundable Application Fee in the amount of Two Hundred Thousand Pesos (PhP200,000.00) intended to defray the administrative, inspection, evaluation, documentation, and processing expenses incurred by the City Government in connection with the application for franchise authority.

The City Government of Manila, through the City Treasurer's Office (CTO), may collect from actual stallholders, vendors, concessionaires, or occupants of the market stalls a daily Market Regulatory and Supervision Fee in the amount of Fifty Pesos (PhP50.00), pursuant to the Local Government Code of 1991, the Omnibus Revenue Code of the City of Manila, the Manila Market Code of 2025 and this Ordinance; for purposes of market supervision, sanitation monitoring, inspection, regulatory enforcement and related market administration services.

The fees shall be collected only through official receipts and shall be subject to existing accounting and auditing rules.

8. The grantee shall post a new continuing bond of One Hundred Thousand (PhP100,000.00) Pesos in favor of the City, which penal sum shall be forfeited in favor of the latter upon failure of the former to do, perform and comply with any of the terms and conditions set forth herein;
9. The operational expenses for the said wet and dry market including the maintenance and cleaning thereof shall be borne by the grantee;
10. No vendor or stallholder shall be removed, ejected, suspended, or deprived of his or her stall, space, or privilege to conduct business except for lawful cause and upon observance of due process of law, including prior written notice and opportunity to be heard.
11. The increase in market stall fees shall be reasonable and equitable. The grantee must inform the Market Administration Office and the Office of the City Administrator (OCA) of its plan to increase, which shall be subject to review and approval, before implementing the same.

SEC. 3. Term of Franchise. – The authority granted shall be for a period of ten (10) years from approval.

SEC. 4. Renewal of Franchise. – The franchise granted under this Ordinance shall not be subject to automatic renewal. A formal recommendation for its renewal from the Market Administration Office shall be required as a condition for the filing of ordinance with the City Council.

SEC. 5. Implementing Rules and Regulations (IRR). – The Market Administration Office is hereby mandated to promulgate the necessary Implementing Rules and Regulations (IRR) within thirty (30) days from the effectivity of this Ordinance.

SEC. 6. Non-Transferability. – Any authority, permit, accreditation, franchise, or privilege granted under this Ordinance shall be non-transferable and shall be deemed valid only to the corporation, partnership, cooperative, or juridical entity to which it was granted.

No sale, assignment, transfer, lease, conveyance, merger, consolidation, change in controlling ownership, or other disposition affecting the operation or control of the private market shall be valid without prior approval by the Sangguniang Panlungsod and the Office of the City Mayor after evaluation by the appropriate authorities.

SEC. 7. Publication. – This Ordinance shall be published in at least two (2) newspapers of general circulation within the City of Manila for three (3) consecutive days following its approval.

SEC. 8. Effect of Violation. – The permit, license, franchise, or authority granted under this Ordinance may be suspended, revoked, or cancelled for violation of the provisions of this Ordinance, existing laws, rules and regulations, or for acts inimical to public welfare, safety, health or morals, after due notice, hearing and appeal, and in accordance with due process of law.

SEC. 9. Repealing Clause. – All other ordinances or issuances inconsistent with this Ordinance are hereby repealed or modified accordingly.

SEC. 10. Separability Clause. – If any provision of this Ordinance is declared invalid, the remaining provisions shall remain in full force and effect.

SEC. 11. Effectivity Clause. – This Ordinance shall take effect upon its approval and compliance with the publication requirement.

This Ordinance was enacted by the City Council of Manila on June 10, 2026.

PRESIDED BY:

ANGELA LEI "Chi" I. ATIENZA
Vice-Mayor and Presiding Officer
City Council, Manila

ATTESTED:

ATTY. HANS ROGER S. LUNA
City Government Department Head III
(Secretary to the City Council)

APPROVED BY HIS HONOR, THE MAYOR, ON AUG 03 2026

FRANCISCO "ISKO MORENO" DOMAGOSO

Mayor
City of Manila

ATTESTED:

MARCELL M. ZARCAL
Secretary to the Mayor

CLN:acl/cpf/jok/hpr/eys