



Award Notice Abstract (Ref No.: 6247134)

Status: Updated

Control Number: PR No. 2026-07-0054 Approved Budget: Php3,000,000.00 Procurement Mode: Negotiated Procurement - Lease of Real Property (Sec. 53.10) Classification: Goods Category: Lease and Rental of Property or Building Applicable Procurement Rules: Implementing Rules and Regulations Funding Source: Government of the Philippines (GOP) Funding Instrument: General Appropriations Act Delivery Period: 6Day/s Contact Person: Anabel Magalona Created By: Anabel Magalona	DEPARTMENT OF EDUCATION - DIVISION OF BATANGAS Provincial Sports Complex Compound, Bolbok Batangas City Batangas, Region IV-A, Philippines PR No. 2026-07-0054 Lease of Venue to be used for the conduct of STRENGTHENING INCLUSIVE EDUCATION: BUILDING RESPONSIVE LEARNING COMMUNITIES on September 3-4, 10-11,17-18, 2026 Awardee : MR COMMONWEALTH PROPERTIES INC. Address : National Highway, Brgy. Quilib Rosario Batangas, Region IV-A, Philippines Contact Person : MENDEL NOCHE Designation : GENERAL MANAGER <table border="1" data-bbox="386 638 1234 848"> <thead> <tr> <th data-bbox="386 638 418 688">#</th><th data-bbox="418 638 1029 688">Product/Service/Project Name</th><th data-bbox="1029 638 1234 688">Budget</th></tr> </thead> <tbody> <tr> <td data-bbox="386 688 418 848">1</td><td data-bbox="418 688 1029 848">PR No. 2026-07-0054 Lease of Venue to be used for , PR No. 2026-07-0054 Lease of Venue to be used for the conduct of STRENGTHENING INCLUSIVE EDUCATION: BUILDING RESPONSIVE LEARNING COMMUNITIES on September 3-4, 10-11,17-18, 2026, 90110000, 1, Lot</td><td data-bbox="1029 688 1234 848">Php3,000,000.00</td></tr> </tbody> </table> Reason for Award : Lowest Calculated Responsive Bid	#	Product/Service/Project Name	Budget	1	PR No. 2026-07-0054 Lease of Venue to be used for , PR No. 2026-07-0054 Lease of Venue to be used for the conduct of STRENGTHENING INCLUSIVE EDUCATION: BUILDING RESPONSIVE LEARNING COMMUNITIES on September 3-4, 10-11,17-18, 2026, 90110000, 1, Lot	Php3,000,000.00	Award Type: Award Notice Contract Amount: Php2,925,000.00 Award Date: 17-Aug-2026 Publish Date: 16-Sep-2026 Date Last Updated: 16-Sep-2026 Contract Number: PR No. 2026-07-0054 Proceed Date: 26-Aug-2026 Contract Effectivity Date: 03-Sep-2026 Contract End Date: 18-Sep-2026 Created By: Anabel E. Magalona Date Created: 16-Sep-2026 Approver: Anabel E. Magalona View Documents: 3
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Republic of the Philippines
Department of Education
REGION IV-A CALABARZON
SCHOOLS DIVISION OF BATANGAS

BAC Resolution Recommending the Use of Negotiated Procurement
Resolution No. 2026-07-0054-B1

WHEREAS, there is an approved Purchase Request (PR) No. 2026-07-0054 with an Approved Budget for the Contract (ABC) of Three Million Pesos (Php 3,000,000.00) only for the Procurement of **Lease of Venue to be used for the conduct of STRENGTHENING INCLUSIVE EDUCATION: BUILDING RESPONSIVE LEARNING COMMUNITIES on September 3-4, 10-11,17-18, 2026;**

WHEREAS, Section 26.1 of IRR R.A. No. 12009, the Procuring Entity shall adopt a mode of procurement consistent with the Fit-for-Purpose procurement approach;

WHEREAS, Section 35. Negotiated Procurement, it is a mode of procurement of Goods, Infrastructure Projects, and Consulting services, whereby the Procuring Entity directly negotiates a contract with a technically, legally, and financially capable supplier, contractor or consultant.

WHEREAS, Section 35.9 Lease of Real Property and Venue, it is preferred that government agencies lease publicly owned real property or venue from other government agencies;

WHEREAS, if there is an available publicly owned real property or venue that complies with the requirements of the Procuring Entity, it may enter into a contract of lease with the government agency owner;

WHEREAS, in the event that the Procuring Entity would resort to privately owned real property or venue, the End-User or Implementing Unit shall justify that the same is more efficient and economical to the government;

WHEREAS, the end user/program proponent requested the Bids and Awards Committee (BAC) to use a privately owned venue based on the following considerations:

- The National Educators Academy of the Philippines (NEAP) Malvar, a publicly owned venue, the said venue cannot be accommodated the 150 participants for the activity.
- The proposed privately-owned venue can fully meet the space, accommodation, and logistical requirements of the activity.

WHEREAS, the use of publicly-owned real property and venue is not feasible;

WHEREAS, the Bids and Awards Committee recommends that the Procurement of **PR No. 2026-07-0054 – Lease of Venue to be used for the conduct of STRENGTHENING INCLUSIVE EDUCATION: BUILDING RESPONSIVE LEARNING COMMUNITIES on September 3-4, 10-11,17-18, 2026** will be conducted through “Negotiated Procurement-Lease of Real Property and Venue Section 35.9”;

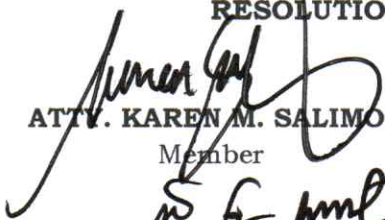


Republic of the Philippines
Department of Education
REGION IV-A CALABARZON
SCHOOLS DIVISION OF BATANGAS

NOW, THEREFORE, We, the Members of the Bids and Awards Committee, hereby RESOLVE as it is hereby RESOLVED to conduct Negotiated Procurement- Lease of Real Property and Venue for this project.

**BAC RESOLUTION REQUESTING FOR THE APPROVAL ON THE USE OF
NEGOTIATED PROCUREMENT-LEASE OF REAL PROPERTY AND VENUE**

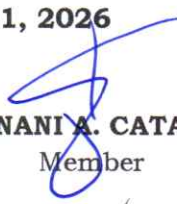
RESOLUTION NO. 2026-07-0054-B1 Date: July 21, 2026


ATTY. KAREN M. SALIMO

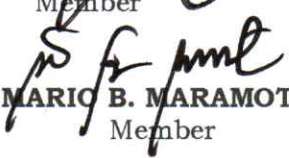
Member


LOU C. PANALIGAN

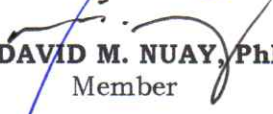
Member


ERNANI A. CATAPAT

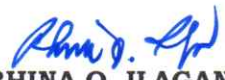
Member


MARIO B. MARAMOT, PhD

Member


DAVID M. NUAY, PhD

Member


RHINA O. ILAGAN, CESE

Vice-Chairperson


JOFIT P. DAYOC

Chairperson

APPROVED:


MARITES A. IBANEZ, CESO V

Head of Procuring Entity



Republic of the Philippines
Department of Education
REGION IV-A CALABARZON
SCHOOLS DIVISION OF BATANGAS

BAC RESOLUTION DECLARING SCRQ AND RECOMMENDING APPROVAL
RESOLUTION NO. 2026-07-0054-A1

WHEREAS, on July 21, 2026 DepEd Division of Batangas thru the Bids and Awards Committee (BAC) Secretariat posted the Request for Quotation for the Procurement of **PR No. 2026-07-0054 – Lease of Venue to be used for the conduct of STRENGTHENING INCLUSIVE EDUCATION: BUILDING RESPONSIVE LEARNING COMMUNITIES on September 3-4, 10-11,17-18, 2026** with an Approved Budget for the Contract of Three Million Pesos (Php 3,000,000.00) only, in the Procuring Entity's website and at SDO Batangas Bulletin Board continuously for six (6) calendar days;

WHEREAS, the BAC Secretariat sent the Request For Quotation to three (3) venues within the vicinity of Batangas Province of the pre-determined location of the End-User;

WHEREAS, on July 27, 2026, at 10:00 a.m. opening of quotations was conducted at SDO Batangas, Provincial Sports Complex, Bolbok, Batangas City;

WHEREAS, during the quotation opening, the BAC Secretariat informed the BAC that MR Commonwealth Properties Inc. (Rosario Resort and Hotel) submitted its quotation;

WHEREAS, the BAC opened the submitted technical documents and financial bid of the lone bidder and found the following details below:

No	NAME OF BIDDER	Bid Amount	BIR Registration	Latest Income /Business Tax Return	Tax Clearance	DTI/SEC Registration	PhilGEPS Registration	Mayors Permit	OSS	Remarks
1	MR Commonwealth Properties Inc. (Rosario Resort and Hotel)	P 2,925,000.00	/	/	/	/	/	/	/	Complying
xx	xxxx	xxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxx	xxx	xxxx

WHEREAS, the BAC declared MR Commonwealth Properties Inc. (Rosario Resort and Hotel) the single quotation as read;

WHEREAS, on July 27, 2026 at 11:00 AM, the detailed evaluation of quotation was conducted at SDO Batangas Conference Room with the following calculated bid amount:

No.	Name of Bidder	Bid Amount (As Calculated)
1	MR Commonwealth Properties Inc. (Rosario Resort and Hotel)	P 2,925,000.00
xx	xxxx	xxxx



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Department of Education
REGION IV-A CALABARZON
SCHOOLS DIVISION OF BATANGAS

WHEREAS, on July 28, 2026 the BAC issued Notice To Conduct Post Qualification to MR Commonwealth Properties Inc. (Rosario Resort and Hotel) stating that the BAC will conduct online validation and authentication of eligibility, technical and financial documents, as well as the technical specifications stated in the Request for Quotation;

WHEREAS, on July 30, 2026, a representative from MR Commonwealth Properties Inc. (Rosario Resort and Hotel) presented its post qualification requirements to the TWG;

WHEREAS, during post-qualification and careful examination, validation and verification of the eligibility, technical and financial documents presented by MR Commonwealth Properties Inc. (Rosario Resort and Hotel), it was found compliant to the requirements of the project;

WHEREAS, the Bids and Awards Committee declared MR Commonwealth Properties Inc. (Rosario Resort and Hotel) the Single Calculated Responsive Quotation;

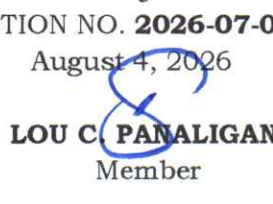
NOW, THEREFORE, We, the Members of the Bids and Awards Committee, hereby RESOLVE as it is hereby RESOLVED to award the project of **PR No. 2026-07-0054 – Lease of Venue to be used for the conduct of STRENGTHENING INCLUSIVE EDUCATION: BUILDING RESPONSIVE LEARNING COMMUNITIES on September 3-4, 10-11,17-18, 2026** to:

**MR COMMONWEALTH PROPERTIES INC.
(ROSARIO RESORT AND HOTEL)**

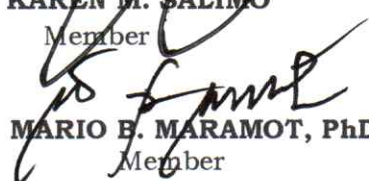
BAC RESOLUTION DECLARING SCRQ AND RECOMMENDING APPROVAL
RESOLUTION NO. **2026-07-0054-A1**

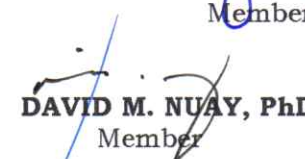
August 4, 2026

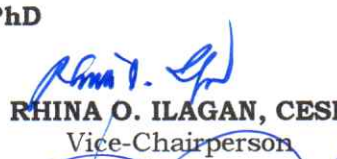

ATTY. KAREN M. SALIMO
Member

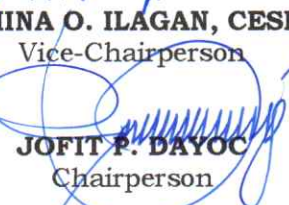

LOU C. PANALIGAN
Member


ERNANI A. CATAPAT
Member


MARIO B. MARAMOT, PhD
Member


DAVID M. NUAY, PhD
Member


RHINA O. ILAGAN, CESE
Vice-Chairperson


JOFIT P. DAYOC
Chairperson

APPROVED:


MARITES A. IBANEZ, CESO V
Head of Procuring Entity



Republic of the Philippines
Department of Education
REGION IV-A CALABARZON
SCHOOLS DIVISION OF BATANGAS

**NOTICE OF AWARD
(AMP)**

August 11, 2026

MENDEL A. NOCHE

General Manager
MR Commonwealth Properties, Inc.
Rosario Resort and Hotel
National Highway, Brgy. Quilib
Rosario, Batangas

Dear **Mr. Noche**:

We are very pleased to inform you that we have considered your proposal for of **PR No. 2026-07-0054 - Lease of Venue to be used for the conduct of STRENGTHENING INCLUSIVE EDUCATION: BUILDING RESPONSIVE LEARNING COMMUNITIES on September 3-4, 10-11,17-18, 2026** in the amount of Two Million Nine Hundred Twenty Five Thousand Pesos (Php 2,925,000.00) only, undertaken through Section 35 Negotiated Procurement of Implementing Rules and Regulation of Republic Act No. 12009.

You are hereby required to submit the necessary documents upon receipt of this Notice of Award.

We appreciate your interest in this opportunity, and we look forward to your satisfactory performance of your obligations under the project.

Very truly yours,


MARITES A. IBANEZ, CESO V
Head of Procuring Entity 4

Conformed:


Mendel A. Noche

Signature over Printed Name

General Manager

Designation

Date:

August 17, 2024

ROSARIO RESORT AND HOTEL

BRGY. QUILIB, ROSARIO, BATANGAS

CONTRACT OF AGREEMENT

This **CONTRACT AGREEMENT** entered into this 17th day of August 2026 by and between:

The **DEPARTMENT OF EDUCATION – Division of Batangas**, with registered address at Provincial Sports Complex, Bolbok, Batangas City, herein represented by **DR. MARITES A. IBAÑEZ**, Schools Division Superintendent hereinafter referred to as the **"FIRST PARTY"**.

- and -

ROSARIO RESORT AND HOTEL, owned and operated by **MR COMMONWEALTH PROPERTIES INC.** with registered address in National Hi-way, Barangay Quilib, Rosario Batangas, herein represented by its **General Manager Mr. Mendel A. Noche**, hereinafter referred to as the **"SECOND PARTY"**;

By entering into this agreement, the parties agree to the terms and conditions pertaining to:

1. The use of Hotel facilities and services by the **"FIRST PARTY"**.
2. Provision of food, facilities and services in accordance with specifications set which the **"SECOND PARTY"** will provide.

Type of function: PR No. 2026-07-0054 Lease of Venue to be used for the conduct of Strengthening Inclusive Education: Building Responsive Learning Communities on September 3-4, 10,11, 17-18, 2026.

Total Guaranteed number of Participants: 250 PAX

Total Package Price: IN PESOS: TWO MILLION NINE HUNDRED TWENTY FIVE THOUSAND ONLY (₱2,925,000.00)

Inclusions: Foods, Venue and Hotel Accommodation

Hotel Accommodation : 63rooms : triple/quadruple sharing

Meals:

Live-in participants - 250 PAX

September 3-4, 2026

Day 1

Breakfast- Rice, 2 viands, fresh fruits, bread and butter, coffee/hot chocolate

Assisted Buffet Lunch- Rice,vegetables, 2 viands, soup, Dessert & juice/water

Pm Snacks– Snacks & juice

Assisted Buffet Dinner- Rice,vegetables, 2 viands, soup, Dessert & juice/water

Day 2

Breakfast- Rice, 2 viands, fresh fruits, bread and butter, coffee/hot chocolate

Am Snacks– Snacks & juice

ROSARIO RESORT AND HOTEL

BRGY. QUILIB, ROSARIO, BATANGAS

Assisted Buffet Lunch- Rice,vegetables, 2 viands, soup, Dessert & juice/water
Pm Snacks– Snacks & juice

September 10-11, 2026

Day 1

Breakfast- Rice, 2 viands, fresh fruits, bread and butter, coffee/hot chocolate
Assisted Buffet Lunch- Rice,vegetables, 2 viands, soup, Dessert & juice/water
Pm Snacks– Snacks & juice
Assisted Buffet Dinner- Rice,vegetables, 2 viands, soup, Dessert & juice/water

Day 2

Breakfast- Rice, 2 viands, fresh fruits, bread and butter, coffee/hot chocolate
Am Snacks– Snacks & juice
Assisted Buffet Lunch- Rice,vegetables, 2 viands, soup, Dessert & juice/water
Pm Snacks– Snacks & juice

September 17-18, 2026

Day 1

Breakfast- Rice, 2 viands, fresh fruits, bread and butter, coffee/hot chocolate
Assisted Buffet Lunch- Rice,vegetables, 2 viands, soup, Dessert & juice/water
Pm Snacks– Snacks & juice
Assisted Buffet Dinner- Rice,vegetables, 2 viands, soup, Dessert & juice/water

Day 2

Breakfast- Rice, 2 viands, fresh fruits, bread and butter, coffee/hot chocolate
Am Snacks– Snacks & juice
Assisted Buffet Lunch- Rice,vegetables, 2 viands, soup, Dessert & juice/water
Pm Snacks– Snacks & juice

Inclusions:

1 Plenary Hall, physical set up of the function hall
Welcome tarp (8 ft x 12 ft) landscape, tarp inside the plenary
Basic lights and functional sound system, including at least 3 wireless microphones and an operator
4 LCD projectors stable and strong WIFI connectivity
Stable and strong WIFI connectivity

Room Arrangement: Triple/ quadruple sharing

TERMS AND CONDITIONS:

Upon the signing of this contract, the “**FIRST PARTY**” and “**SECOND PARTY**” shall agree on the following terms and conditions

ROSARIO RESORT AND HOTEL

BRGY. QUILIB, ROSARIO, BATANGAS

PAYMENTS:

The **"FIRST PARTY"**, Department of Education Batangas, a government agency, shall provide the **"SECOND PARTY"** certificate of availability of funds for the said expenses. Full payments shall be made only after all necessary documents are completed from the date of the said function which is September 18, 2026.

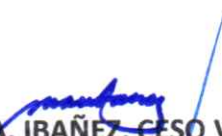
Bills and other expenses incurred during the function which are not the part of the packages shall be charged to individual guest on his/her personal account and must be paid upon consumption. Unless otherwise the same has been acknowledged and signed by the designated official signatory, said charges shall be included in the **"FIRST PARTY"** master folio for inclusion in the billing statement.

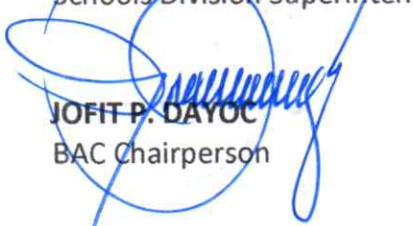
The **"FIRST PARTY"** agrees to advise the **"SECOND PARTY"** in writing within a period of not less than seven (7) days prior to the date of function, with regard to the number of persons/guest who will attend, which shall constitute the guaranteed minimum number of the guest upon the which the **"SECOND PARTY"** shall compute the total charges due from the **"FIRST PARTY"**, in this regard, the **"SECOND PARTY"** shall accept no decrease in the guaranteed minimum number of guest within the period of seven (7) days prior to the date of function.

IN WITNESS WHEREOF, the parties have hereunder signed their names at the date and place written at the beginning of this agreement.

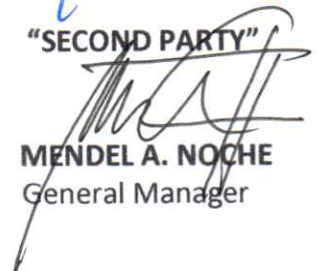
"FIRST PARTY"

Conforme:


MARITES A. IBÁÑEZ, CESO V
Schools Division Superintendent


JOFIT P. DAYOC
BAC Chairperson

"SECOND PARTY"


MENDEL A. NOCHE
General Manager

Funds Available: **₱2,925,000.00**


EDUARDA U. ALON
Accountant III


ABIGAIL C. DE LUNA
Banquet & Events Supervisor

ROSARIO RESORT AND HOTEL

BRGY. QUILIB, ROSARIO, BATANGAS

REPUBLIC OF THE PHILIPPINES)
Municipality of Rosario, Batangas)S.S

ACKNOWLEDGEMENT

BEFORE ME, A Notary Public for and in the Municipality of Rosario, Batangas, this AUG 17 2026, 2026, personally appeared.

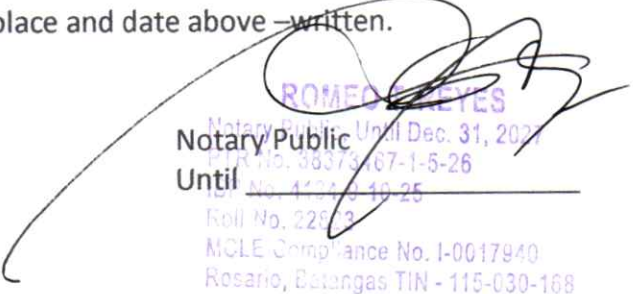
GOVERNMENT ISSUED IDENTIFICATIONS

	<u>NUMBER</u>	<u>ISSUED AT</u>
MARITES A. IBAÑEZ, CESO V	0188341	PRC Manila
MENDEL A. NOCHE	SCA R-1489-23	Rosario, Batangas

who are known to me and to me known to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their own free act and voluntary act and deed.

This instrument, consisting of (4) pages, including the page on which this acknowledgement is written, has been signed on the left margin of each and every page hereof by the concerned parties and their witnesses, and sealed with my notarial seal.

WITNESS MY HAND AND SEAL, at the place and date above written.


ROMEO REYES
Notary Public
Until

Notary Public Until Dec. 31, 2027

PRC No. 36373467-1-5-26

ICR No. 4124-10-25

Roll No. 22803

MCLE Compliance No. I-0017940

Rosario, Batangas TIN - 115-030-168

Doc. No. 447
Page No. 90
Book No. CXXII
Series of 2026



Republic of the Philippines
Department of Education
REGION IV-A CALABARZON
SCHOOLS DIVISION OF BATANGAS

**NOTICE TO PROCEED
(AMP)**

August 20, 2026

MENDEL A. NOCHE

General Manager
MR Commonwealth Properties, Inc.
Rosario Resort and Hotel
National Highway, Brgy. Quilib
Rosario, Batangas

Dear **Mr. Noche:**

The Notice to Proceed is hereby given to MR Commonwealth Properties Inc. (Rosario Resort and Hotel) that work may commence on the date this NTP was received for the project of **PR No. 2026-07-0054 – Lease of Venue to be used for the conduct of STRENGTHENING INCLUSIVE EDUCATION: BUILDING RESPONSIVE LEARNING COMMUNITIES on September 3-4, 10-11,17-18, 2026** in the amount of Two Million Nine Hundred Twenty-Five Thousand Pesos (Php 2,925,000.00) only.

Upon receipt of this notice, you are responsible for performing the services under the terms and conditions of the agreement and in accordance with the Implementation Schedule.

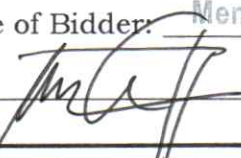
Please acknowledge receipt and acceptance of this notice by signing both copies in the space provided below. Keep one copy and return the other to the DepEd Division Office, Batangas Provincial Sports Complex, Bolbok, Batangas City.

Very truly yours,


MARITES A. IBANEZ, CESO V
Head of Procuring Entity

I acknowledge receipt of this Notice on AUGUST 26, 2026

Name of the Representative of Bidder: Mendel A. Noche

Authorized Signature: 



Address: Provincial Sports Complex, Bolbok, 4200 Batangas City
Telephone: (043) 722-1840 / 722-1796
Email Address: deped.batangas@deped.gov.ph
Website: www.depedbatangas.com

Doc. Ref. Code	SDO-OSDS-F120	Rev	00
Effectivity	03.10.25	Page	1 of 1