

## Langub: Village Center

Langub is an agricultural village spread out over approximately 300 hectares of hills and valleys with only one village road seven kilometers long which winds through the tropical forest terrain. Although Langub is politically one "barangay" or village, the people (168 families) experience themselves isolated into family groups or at most, several families formed into one "sitio" group. The Barangay already is politically divided into four sitios, but with actually five operating (identifiable) divisions, which were adopted as the five stakes. These stakes are the main identity unit of most families in Langub. For example, although there is a community elementary school, many families in the outlying, lower altitude areas will send their children to a neighboring Barangay school because it's easier to walk down hill than uphill to the Langub school. Other than the school, there has been no central focus or service in the village. Up until the Community Forum, one month before the Consult, there had never been a community-wide meeting. Although there was a Barangay Council in existence, representatives were from specific stakes or sitios and some were no longer residents in Langub at all! Each sitio has it's own chapel with it's own saint and accompanying fiesta, so there was not really any village-wide celebrations either.

At the Consult, a primary contradiction identified was lack of a community identity which was related to lack of a specific central location which could be developed as a community center. Prior to the Consult, the Barangay Captain and Council decided that a new community hall should be built to house the Consult since there was no facility large enough to hold 100 or more people in the village. The legal question of whose building it would be after the Consult arose immediately, and so it was decided to build it on the school site, the only designated community property, with the understanding that it would remain a community building. This new hall was designated as the "Barangay Hall" and has served since the consult as the central community meeting place since it is in the geographic center and on the school site. But this site clearly could not be further developed since it was legally was designated as the school site with certain restrictions, and at the Consult, the emphasis had been on creating a real village center with commercial center, industries, a plaza and recreation center, and model house. Several families indicated that when this space was designated, they would be more than willing to relocate to the center and participate in a model housing project. The document called for this center to have electricity, running water and model sanitation facilities as well.

The Mayor of Davao City, Luis T. Santos, visited the project and was very excited about the Barangay site because all of Davao City, he stated, Langub would have the first intentionally planned, from the beginning, barangay site. He promised full city support, in the land negotiations (up to expropriating the land if necessary!) and other aspects of the development of the site. During the Consult, the community consensed that the site should be near the school site in the central sitio of the village. Landowners in the area were contacted and a meeting of six landowners was held to explain what was intended. The initial plan was to obtain one square hectare and in the first meeting it was decided to have four owners each donate  $\frac{1}{4}$  square hectare around a common boundary point to make the square hectare of land.

Over the next month, legal negotiations continued; land title searches, barangay council resolutions, city approval, etc., and finally three of the four owners did donate a quarter square hectare. The fourth owner, a non-resident of Langub, whose children live in the village, backed down. After several meetings with her, the community decided to move ahead with a 3/4 square hectare site.

The City Mayor had suggested that we contact the Davao Association of Architects who had been involved in designing squatter resettlement areas and so on, but after some discussion with him and some other local guardians, we contacted Manuel Chiew, a very well-known architect in Davao who had designed among other things, the city's San Pedro Cathedral which combined a Muslim design with a modernistic cement construction for one of the major tourist attractions in Davao City. The first thing the architect wanted was a topographical survey of the area. The University of Mindanao responded by sending their Engineering Students up to Langub to survey the area. When the survey was completed, the architect drew up initial plans which included the Auxiliary staff house (as a model home), the new general store, health clinic, and bake/coffee shop. Later additions will include an industrial complex, a new barangay hall, and other model houses. The present barangay hall has been turned into the new Day Care Center with a new cement floor, which locates all of our community schools at one site about  $\frac{1}{2}$  kilometer from the new barangay site. Enthusiasm of the residents continues to grow as the barangay center becomes more visible daily. Materials will be local, low cost and are being either gathered by the community or inkinded where possible.

The original timeline called for us to actually complete the barangay site in the first three months, but we found the negotiations time consuming and it stretched out to six months just to get it started. It will certainly be a key to creating the revitalized community in Langub.

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Time	Date of Consult	1st/2nd Months	3rd Month	4th Month	5th/6th Month
Contradictions	Lack of Community Identity	Legalities of Land Use	Comprehensive Architectural Design	Topographical Survey	Obtaining Low-Cost Building Supplies
Tactics	Centrally Located Community Center	Four Landowners to donate ¼ hect. in adjoining plots	Inkind one architect	Inkind Engineering students from University	-Use communities accessible resources -Inkind