

REPORT ON TANJAY made for TONY NIEVERA

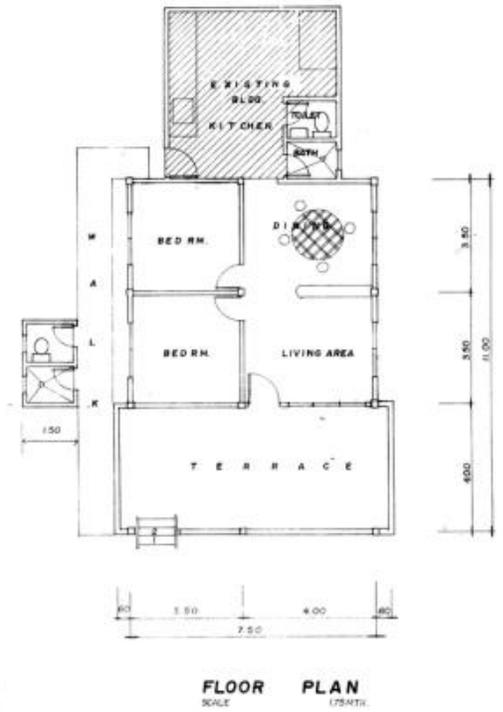
Hi Tony, since it's you who asked the most detailed questions about the geography of our abodes, here is a specially made PDF just for you, with pictures and GoogleEarth map which I'm sure will give you a good overview, and also satisfy my penchant for creating such files.



The Tanjay house of Lisa's folks, built in 1960, on the main road, and occupied by her mother until the mid 70s, when she went to the US to be with her sons. The store used to be their Pharmacy. Since then, it was occupied and maintained by a number of cousins, with the storefront being used for various things. It now is a sari-sari store run by Lisa's cousin, Sandra, tolerated even after Lisa moved into the house in 2005 and refurbished/enlarged/upgraded it to US standards. Since you asked, each of the 5 bedrooms have air cons, and bathrooms have H/C running water.

And for you especially, the internet set up is great: wired and wireless DSL with 5 running computers, a legacy of the earlier Forex Trading we used to do, but now downsized.

The arrangement is quite symbiotic, because the presence of Sandra and her help do complement our coming and goings to Manila and to the US, as they take care of everything when we are not around. We first considered closing the store (after all, we don't even collect rent), but now with the farm nearby becoming a potential producer of excess goods, we may reconsider.



We bought the “rights” for this beach front (6 km from town) property from a vacating fisherman 3 years ago, and built this nipa house to augment the already existing structure, shown cross-hatched on right. It has a septic tank. Water and electricity is “kabit” from our neighbor, the barangay captain. I also built a novel water system. We have a “bantay” whose hut is 2 houses away, but we let him stay on site at a back room.



When the barkada visited, they had a grand time. That's Mercy and Mimi doing Taichi at water's edge.



The 7.5 hectare farm in Azagra is only 4 km from Tanjay, westward towards the mountains. All adjacent farms plant sugar cane, but Lisa's folks traditionally stuck to coconuts. The trees were planted much further apart, as shown in the picture above left, so that if desired, sugar cane could be planted in between. It never quite worked out, so the farm really is under utilized. Neighbor's cows used it as a grazing field. So we decided to raise cows. Lisa's cousin, who as a tenant, has tended to the farm for many years, raises a few cows himself, in addition to tending to the coconuts, mangos and other fruit trees. We first had to fence it in to keep away the neighbor's cows, as shown above right. That was 1.5 km of barbed wire.

Then, we met up with the local gov't agri/livestock expert, found he was a relative, and he has been helping us along to make the farm more productive with chickens, goats, more fruit trees, etc. You've seen the rest of the pictures in those 2 reports I previously circulated.



There's an even more picturesque but smaller farm 3 km further, along the river. It is full of bad tenants and as such is problematical. See the left picture. Also see Google Map.

But the main farm is 100 km north, professionally managed by Lisa's Agri-grad cousin. See tractor and copra dryer pictures on right. These are used collectively on the land of four sets of siblings.



But the bigger project Lisa and I will be starting end of the year is an additional apartment on the Makati property shown in the left picture. These are 2 rental units just beside my Ma's house outside Rockwell. When we visit Makati, we have to stay in Ma's guestroom. With our "pad" behind the apartments, we can relax more and entertain better.



Danny 5/8/08